

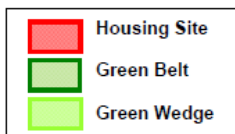
Site: S0048: Land at Hospital Lane, Mickleover

Description:

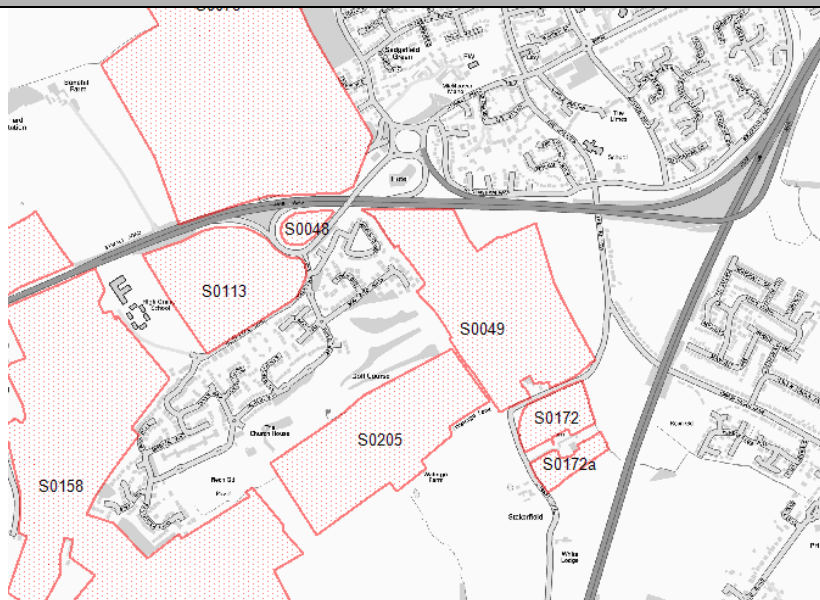
The site is located within the north of the District, 8.2km from Derby City and 18km from Swadlincote.

The site comprises agricultural land. It extends some 0.97ha and is in single ownership. There is high developer interest.

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 450m of DE026 Ladybank 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 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 will 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 would make some contribution towards improving open space and leisure provision both 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 would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.4km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch, within 1200m of the nearest primary school and 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		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school in South Derbyshire is John Port Academy, which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - The nearest Primary School is within South Derbyshire is within Etwell which is exceeding capacity with 279 pupils attending the school with a capacity of 259. - The nearest Primary School within Derby City is Brookfields Primary School has some spare capacity with 245 pupils attending the school with a capacity of 262. - 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 indicated that the site could be viable for housing development. However the impact on viability of the sites access would require further assessment, Mickleover is Derby's most affluent community and house prices are on average 25% higher the the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 1200m of a local centre - The site is within 400m of an 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?		- Development could make some contribution towards the provision of healthcare and open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could hald 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 highway 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"> - Site is within 400m of an hourly bus service. - 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 in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Access to the site could be constrained due to the sites location close to the A516 slip road - 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 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 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 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 due to proximity of the site to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield - 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 - There is no indication of significant 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 1200m of a local centre and within 400m of an hourly bus service. - 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 	<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 Areas 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 bounded by roads including the A516 and trees 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. 	

Version 1a

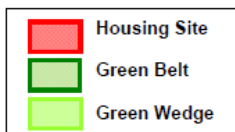
Site: S0049 Pastures Hospital (east), Mickleover

Description:

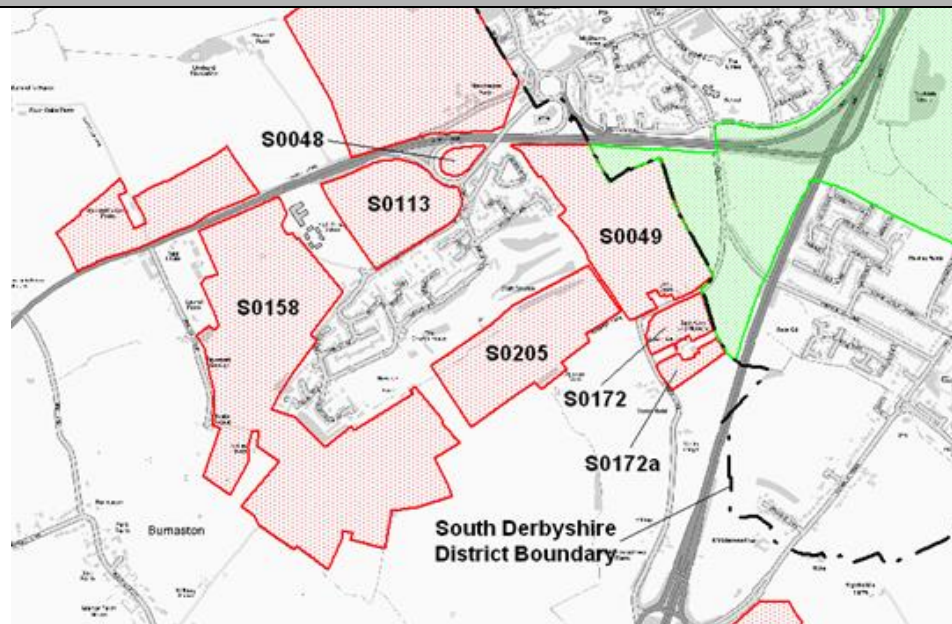
The site is located within the north of the District and is located 8.4km from Derby City Centre and 18.3km from Swadlincote Town Centre.

The site comprises agricultural land and extends some 18.7ha. The site is in single ownership and there is medium developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of DE026 Ladybank 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 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 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 include provision or travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would be likely to include on-site open space and leisure 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 of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m of nearest primary school. - Site is located within 1200m of Mickleover local centre and 800m of a sports pitch although it should be noted that this is in private ownership.	
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 Brookfield Primary School which has some capacity with 245 pupils attending the school with a capacity of 262. - 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 with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact on viability of the gradient and electricity pylons would need further assessment. - Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Mickleover local centre is within 1200m of the site - Site is within 400m of an 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?		- Development could make some contribution towards the provision of 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 not known what impact development will 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 is 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 other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to sewer rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - 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 Mickleover District 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 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 increase in noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the authority the site is Grade 3b and as such is not best and most versatile agricultural land. 	<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 a very narrow linear area of medium to high susceptibility to surface water flooding running through 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 located within 1200m of the local centre. - Site would be in excess of 4km from a major employment area. - Within 400m of an hourly bus service. 	<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"> - Development would be unlikely to affect any Conservation Area or Listed Buildings. - No HERS within site area - Potential for in ground archaeology in this area - Impacts could be dependent on the detail design and layout 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 Needwood and South Derbyshire Claylands Landscape Character Area. - Any development would need to take account of the slope on the site from south to north and the pylons running across the site. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - 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

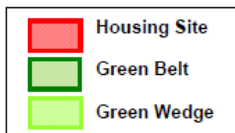
Site: S0056: Field Farm, Doles Lane, Findern

Description:

The site is located within the north of the District. The site is approximately 0.5km from Findern, 10km from Derby City and 13.7km from Swadlincote.

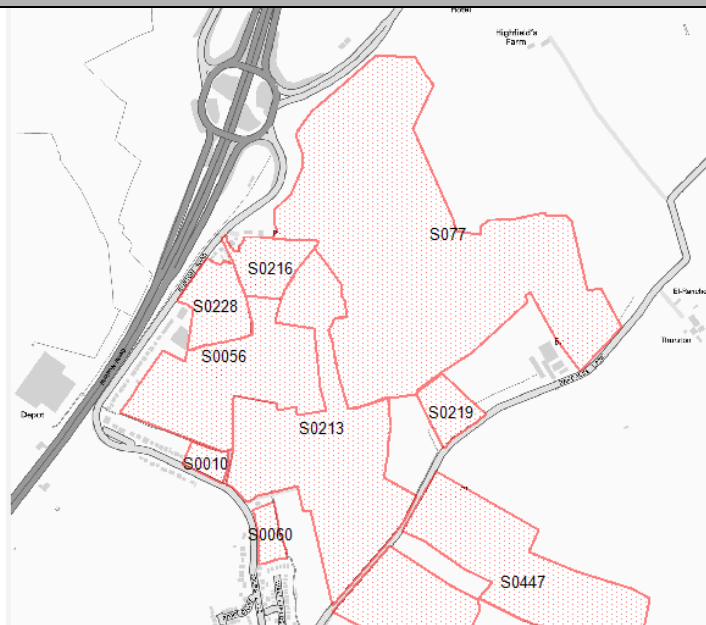
The site is predominantly greenfield, comprising of agricultural land and buildings and contains a farmhouse. The site extends some 8.92ha and is in single ownership. There is no developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	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 1km of 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 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 could 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 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 contribute toward open space and recreation provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision of expansion of healthcare facilities within 3km of the site. The nearest GP is located within Littleover 3.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Findern village Centre, however in excess of 1200m of 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 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 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, although the site SHLAA prepared by Authority indicates that the site could be viable for housing development. - 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 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 development will have on the highway network 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 is within 400m of an hourly bus service. - There are no established cycle routes adjacent to the 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, although this is not considered likely given the scale of this site - Superfast Broadband is available 	
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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 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 provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Site is almost all greenfield. - New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	- Ensure 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 predominantly greenfield, however there may potential for limited reuse of demolition waste onsite.. - The use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- 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 potential for increased noise complaints from homes immediately adjacent to Doles Lane immediately beyond which is the A38. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is 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"> - A large part of the site to the south lies within flood zones 2 and 3a. A very small element of the southern boundary of the site, lies within flood zone 3b, - The site contains a substantial areas of 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"> - The site is located within 400m of an hourly bus service, 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 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 predominantly greenfield, with 7.65ha of the site greenfield and 1.27ha 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 Area of Multiple Environmental Sensitivity. - The site is located within the Trent Valley Washlands and 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"> - The site is contained by existing landscape features, such as hedgerows and trees and existing development. - The site could contribute towards green infrastructure provision. - TPO70 covers the site. 	

Version 1a

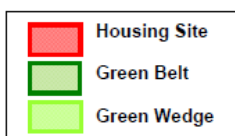
Site: S0077: Land at Highfields Farm, Bakeacre Lane Findern

Description:

The site is located within the north of the District. It is located 1.2km from Findern, 91.km from Derby and 15.1km from Swadlincote.

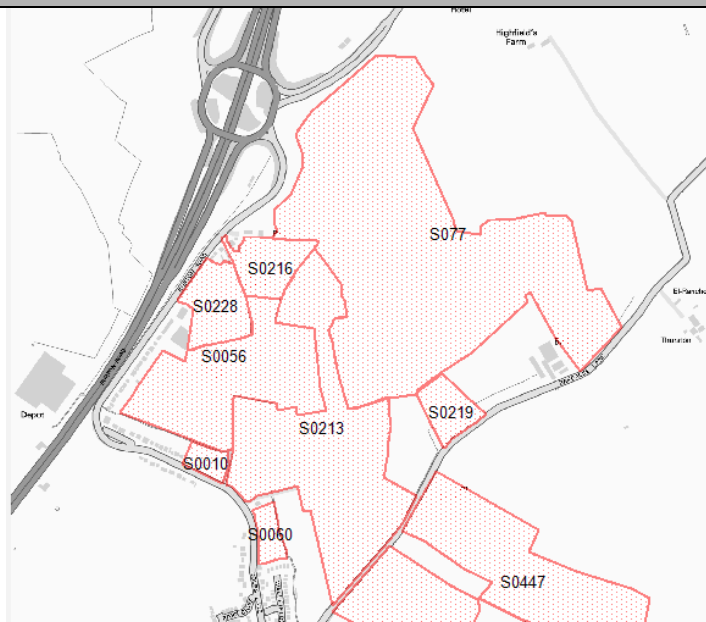
It extends some 32.82ha and comprises agricultural land. The site is in single ownership and there is high developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- 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 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 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 would deliver open and recreational space on site given its scale.	- 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 within Littleover 2.1km from the site.	
	Will it promote healthy lifestyles?		- As the built form within the surrounding area currently stands the site exceeds 1200m from a local centre, sports pitch and primary school. However if the Highfields Farm development is constructed the northern edge of the site could potentially be located within 1200m of a local centre, sports pitch and primary school. Furthermore, a site of this size could potentially deliver such facilities within its boundaries.	
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		- 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		- 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 overhead power lines on the site would need further assessment. - 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 located within 400m of an hourly bus service. - The site is in excess of 1200m of an existing local centre, however the northern element of the site could potentially be within 1200m of the local centre at Highfields Farm. However a site of this size may be able to deliver new services and facilities within its boundary.	- 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 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 impact of development on the strategic 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 within 400m of an hourly bus service. - The site is not adjacent to an off road cycle route.	
	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, given the scale of this site - The site 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?		- A site of this scale could potentially deliver on site shopping facilities.	- 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 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 increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - May be limited potential for increased noise complaints from homes immediately adjacent to 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 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 will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on 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 within 400m of a bus service. - Site currently exceeds 1200m from a local centre. Once the Highfield Farm development is built there is potential that the northern edge of the site could be located within 1200m of local centre but this would be dependent upon the provision of links to the neighbouring site. - 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 design. 	<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 Needwood and South Derbyshire Claylands Landscape Character Area. - TPO70 is located within the site to the south east and small element is located within the west 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 trees 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. 	

Version 1a

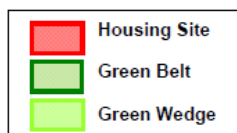
Site: S0079, Land off Radbourne Lane, Mickleover

Description:

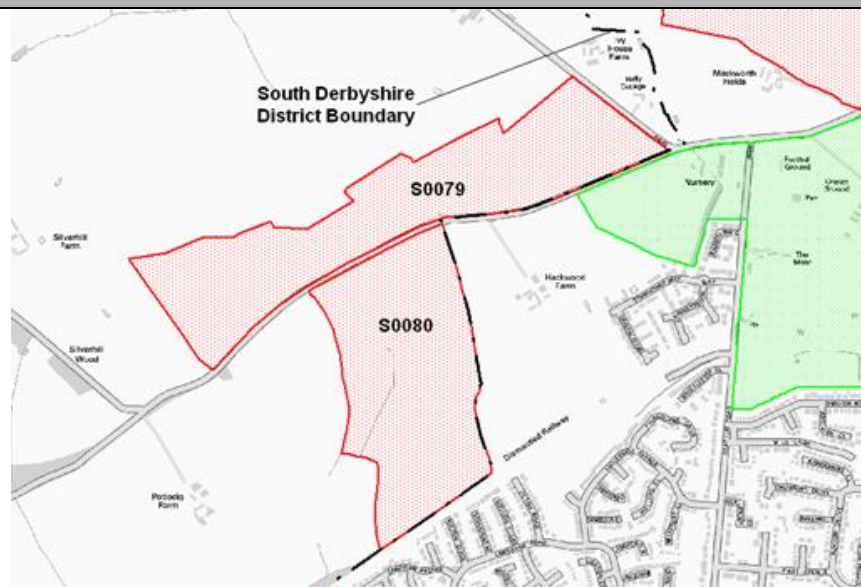
The site is located within the north west of the District. It is located 6.4km from Derby City and 24.1km from Swadlincote Town Centre.

The site comprises agricultural land. It extends some 24.4ha and is in single ownership.

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	- Radbourne Lane Hedge DE036 is located to the south of the site, however is separated from the site by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site 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 will 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 both on site and within 1200m. Open Space is proposed within the Hackwood Farm allocation adjacent to 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 of healthcare facilities within 3km of the site. The nearest GP is 2.5km from the site.	
	Will it promote healthy lifestyles?		- Site would be within 800m of a primary school, local centre and sports pitch. The key services would be located within the consented development at Hackwood Farm adjacent to 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 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 secondary school is Murry Park (Derby City) which has some spare capacity with 841 pupils attending the school with a capacity of 1100. - The closest secondary school in South Derbyshire is John Port Academy, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The closest Primary School is Silverhills Primary School in Derby City which is nearing capacity with 411 pupils attending the school with a capacity of 420. - 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 indicated that the site could be viable for housing development - Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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 would be within 800m of the local centre within the proposed Hackwood Farm allocation adjacent to the site, but more than 1200m of the nearest established local centre. - There are no bus services serving the Radbourne Lane Area. The nearest bus stops are on Ladybank Road in excess of 800m from the site, although the Derby City application for Hackwood Farm will extend this service into the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, 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 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 unclear whether this scale of growth in combination with development already consented on this transport corridor could be accommodated. - Development is likely to have less impact following the completion of grade separation works to the A38 and a number of local routes expected in 2021. - Construction of a new roundabout on Radbourne Lane will have a temporary benefit towards reducing delays during early phase of site development.	- 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 no bus services serving the Radbourne Lane Area. The nearest bus stops are on Ladybank Road in excess of 800m from the site, although the Derby City application for Hackwood Farm is looking to extend this service into the site. (Review performance once further information on public transport route is known). - There is no cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - 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 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?		- A site of this scale could potentially deliver on site shopping facilities.	- Ensure good connectivity to Mickleover District Centre and proposed local centre in Derby City part of site
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- 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 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"> - Site is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land. 	<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 floodzone 1 - There is no indication of significant 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 would be within 800m of a local centre within the Derby City element of the Hackwood Farm development to the south of the site. - To date the site is in excess of 1200m of an hourly bus service. - 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"> - Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm. - No HERS site within the site. - There may be 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 secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The site is located within the Needwood and South Derbyshire Claylands 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 Radbourne Lane to the south, B5020 to the east and hedgerows and trees, Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1d

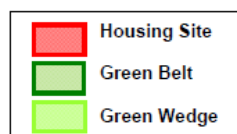
Site: S0113 Pastures Hospital, Mickleover

Description:

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

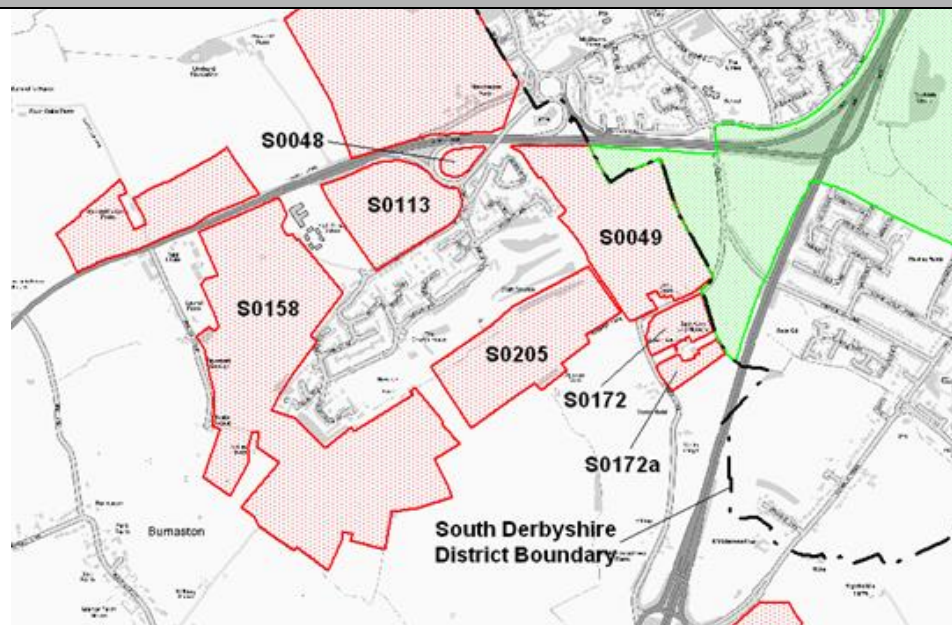
The site extends 10.2 ha and is currently in use for agriculture. The site is identified in the Council's Strategic Housing Land Availability Assessment as being in single ownership. There is a high level of developer interest in this site.

Key



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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 600m of DE026 Ladybank 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 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 will 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.	- 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 Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m from nearest primary school. - Site is located within 1200m of local centre and 800m of a sports pitch, although it should be noted that this is privately owned.	
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		- Unknown impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school in South Derbyshire is John Port, which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - The nearest Primary School within South Derbyshire is within Etwall which is exceeding capacity with 279 pupils attending the school with a capacity of 259. - The nearest Primary School within Derby City is Brookfields Primary School has some spare capacity with 245 pupils attending the school with a capacity of 262. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre within 1200m of site boundary. - Bus stops on the A516, Merlin Way and Etwall Road. The closest bus stops are located less than 400m from 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 healthcare and 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?		- It is not known what impact development would have 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 is within 400m of an hourly bus service - There is no cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to fitter rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - 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 Mickleover District 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?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- 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 sue, 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 immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps 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 site lies within flood zone 1. - Within the northern part of the site there is an area of 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"> - Site located in within 1.2km of the local centre - Site would be in excess of 4km from an employment area of 10ha or more. - Bus services within 400m. 	<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"> - Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS on site - Potential for in ground archaeology in this area 	<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 Areas 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"> - Site is largely enclosed by existing development - Some existing tree planting around A516 to north, and existing field tree to the north and west of the site - New peripheral planting could provide screening for development already located around the pastures site - Limited opportunity exists to deliver biodiversity gain and habitat creation on site 	

Version 1d

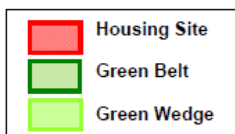
Site: S0158 Pastures Hospital (west), Mickleover

Description:

This is a greenfield site which lies immediately west of the existing Pastures Hospital site. The site is located 8.9km from Derby and 18.7km from Swadlincote.

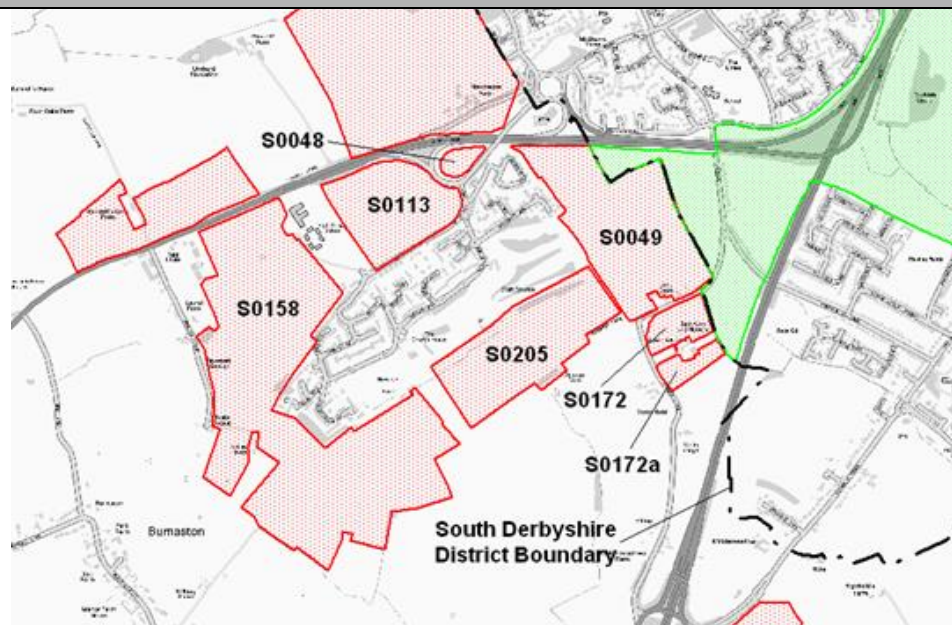
The site extends some 49.04ha and is currently used for agriculture. The site is in multiple ownership, however all sites are willing to develop the site for residential development. There is no developer interest.

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 1km of DE02 Ladybank 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 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 will 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?		- Site would provide open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 2.5km from nearest primary school. - Site is located more than 1200m from a local centre and within 800m of a sports pitch, although it should be noted that this is in private ownership.	
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 nearest secondary school in South Derbyshire is John Port Academy, which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - The nearest Primary School within South Derbyshire is within Etwell which is exceeding capacity with 279 pupils attending the school with a capacity of 259. - The nearest Primary School within Derby City is Brookfields Primary School has some spare capacity with 245 pupils attending the school with a capacity of 262. - 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 indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre 2.5km from site - Bus stops on the A516, Merlin Way. The closest bus stops are located less than 400m from the boundary of the site.	- 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 healthcare and open space and sports provision. Development on this scale is unlikely to deliver public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on 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 400m of 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 of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - 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?		- A site of this scale could potentially deliver on site shopping facilities.	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- 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?		- 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?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
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 increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses. - May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the authority the site is Grade 3b and as such is not best and most versatile agricultural land. 	<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 are small areas of low and high susceptibility to surface water flooding within and close to the edges 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 located in excess of 2.5km from a local centre - Site would be in excess of 4km from an employment area of 10ha or more. - Part of site is within 400m of an hourly bus service 	<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"> - Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. - No HERS 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 Areas of Multiple Environmental Sensitivity. - Development in this area could decrease the separation between the pastures site and Burnaston Village - The site is located within 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 includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development - Some existing tree planting around Sandpipier Lane to the west - New peripheral planting could provide screening for development already located around the pastures site - 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

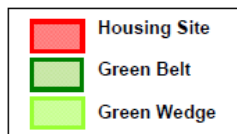
Site: S0170: Land adjacent Fourway, Little Derby Hill, Burnaston

Description:

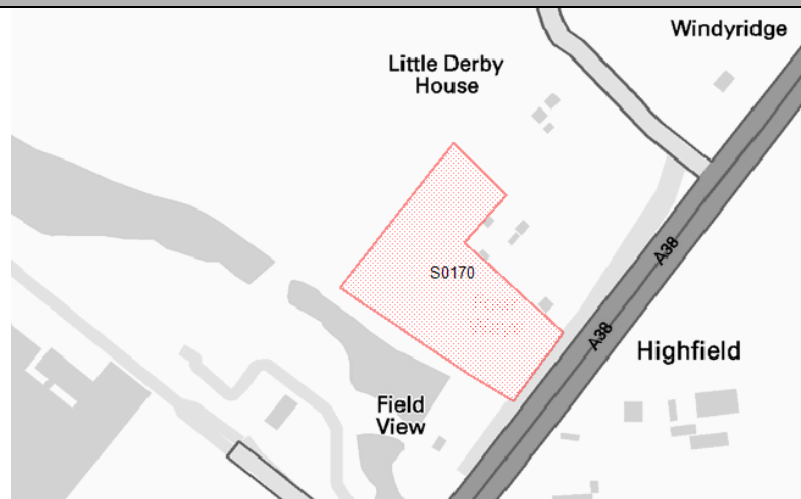
The site is located within the north west of the District and is located 9.9km from Derby City.

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

Key



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - Due to the proximity of the site to the A50 there maybe 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 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"> - 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 in excess of 1200m of an hourly bus service. - The nearest major employment site is Toyota, which lies more than 5km away by road (need to travel north on the A38 to the Mickleover roundabout before doubling back), but the journey back is only 1.5km. By cycle, using the off-highway route running parallel with the A38, the journey is 1.5km in each direction. - Site more than 1200m from an hourly bus service. 	<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 listed buildings or conservation areas. - 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. 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 wholly greenfield, although there are agricultural buildings on the 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"> - Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the 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 west, Little Derby Hill to the south, trees and hedgerows to the north and east, with existing development also containing part of the site to the east. - 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

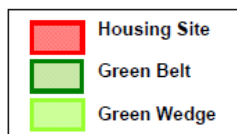
Site: S0172: Staker Flatt Farm, Staker Lane, Mickleover

Description:

The site is located within the north of the District. It is located 9.1km from Derby City Centre and 15.6km from Swadlincote Town Centre.

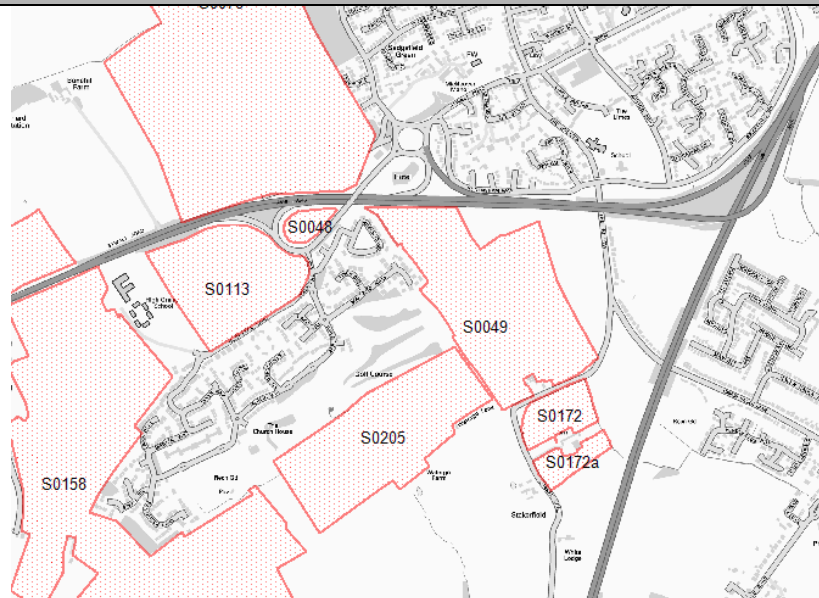
The site extends some 2.62ha and comprises agricultural land. The site is in single ownership and there is high developer interest.

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 over 880m of 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 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 will 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 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 some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Micklegate 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of Micklegate Local Centre and the nearest Primary School. The site however is in excess of 1200m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- 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 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 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. - Micklegate is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Existing Local Centre within 1.2km from site - Site is in excess of 800m of an 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?		- Development could make some contribution towards 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 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 is in excess of 800m of 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 of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to Findern rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is in progress and will be available soon.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other 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 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 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, 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 due to the proximity of the site to the A38. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is 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 site is located within flood zone 1, however the eastern boundary adjoins an area located within Flood Zone 3b. - There is a small area of low susceptibility to surface water flooding at the 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 more than 800m from an hourly bus service. - Site located within 1200m of Mickleover 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 	<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 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 Staker Lane and hedgerows to the north and west, hedgerows to the east and existing development and hedgerows 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

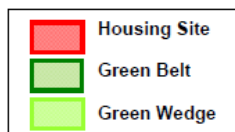
Site: S0172a: Staker Flatt Farm, Staker Lane, Mickleover

Description:

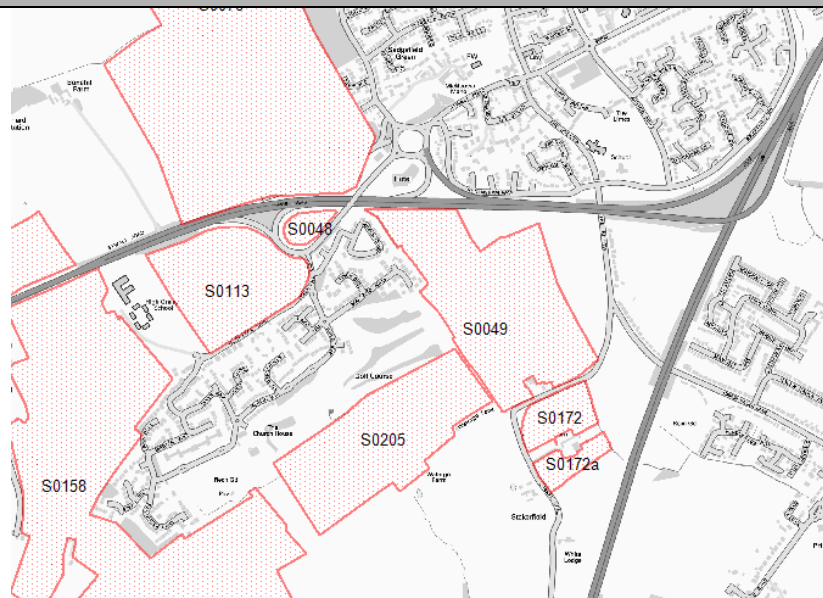
The site is located within the north of the District. It is located 9.1km from Derby City Centre and 15.6km from Swadlincote Town Centre.

The site comprises agricultural lane. It extends come 1.56ha and is in single ownership. There is high developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- 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 800m of DE038 Rykneld Hospital Grounds.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site 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?		- 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 will 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 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 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 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 some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Micklegate 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the nearest Primary School. The site however is in excess of 1200m of a sports pitch and 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		- 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 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 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. - Micklegate is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Existing Local Centre in excess of 1.2km from site - Site is in excess of 800m of an 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?		- Development could make some contribution towards 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?		- Development on this scale is unlikely to have a significant impact 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 is in excess of 800m of 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 of this site in combination with other sites on the southern edge of Derby may need to be supported by major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to findern rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is in progress and will be available soon.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other 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?		- 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 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 - Add data on minerals safeguarding issues on receipt	
	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. - May be limited potential for increased noise complaints due to the proximity of the site to the A38. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is 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 site is located within flood zone 1, however the eastern boundary adjoins an area located within Flood Zone 3a + climate change. - There are areas of low susceptibility to surface water flooding along the eastern 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"> - Site is located in excess of 1200m of a local centre - The site is in excess of 800m of an hourly bus service. - 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 	<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 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 existing development and hedgerows to the north, hedgerows and trees to the east, hedgerows to the south and Staker Lane and hedgerows to the west. 	

Version 1a

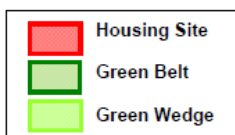
Site: S0205 Pastures Hospital (east), Mickleover

Description:

The site is located within the north of the District and is located 9.1km from Derby City Centre and 15.6km from Swadlincote Town Centre.

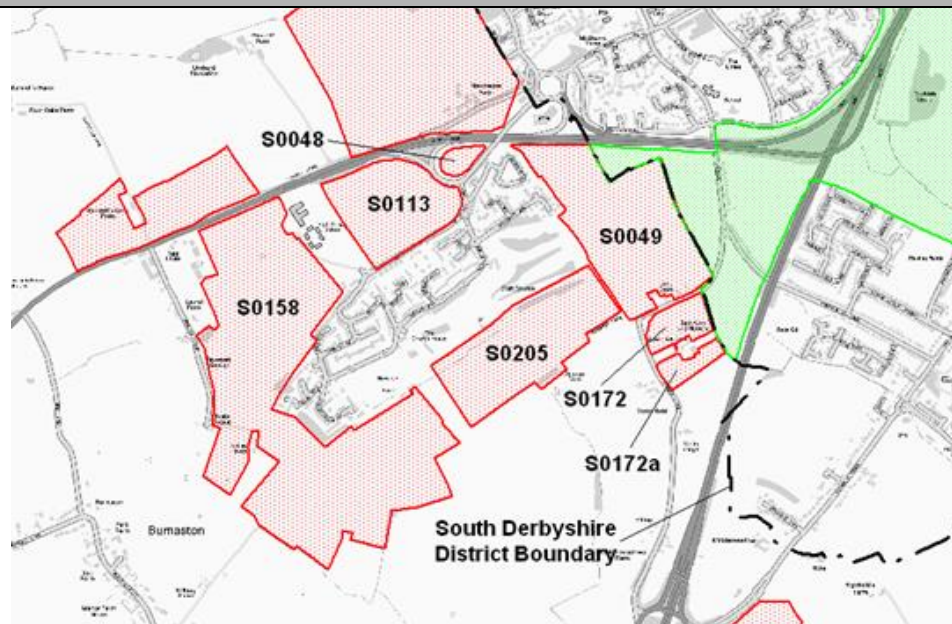
The site comprises agricultural land, it extends some 14.4ha. The site is in multiple ownership however all parties are willing to develop the site for residential use. There is no developer interest.

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?	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 DE026 Ladybank 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 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 will 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 some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1.5km from nearest primary school. - Site is located in excess of 1.5km of local centre and within 800m of a sports pitch, although it should be noted that this is in private ownership.	
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 Brookfield Primary School which has some capacity with 245 pupils attending the school with a capacity of 262. - 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 indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre >1.5km from site - The site is in excess of 800m of an 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?		- Development could make some contribution towards the provision of healthcare and 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?		- It is not clear what impact development will 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 is in excess of 800m of 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 of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is in progress and will be available soon.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other 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 Mickleover District 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 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 surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the authority the site is Grade 3b and as such is not best and most versatile agricultural lane. 	<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 are small areas of low susceptibility to surface water flooding and very small patches of high susceptibility on the edges 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 in excess of 800m from an hourly bus service. - Site located in excess of 1200m from 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"> - Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features - No HERS within site area - Potential for in ground archaeology in this area - Impacts would 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 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 and hedgerows to the north, hedgerows to the east and west 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 design and layout. 	

Version 1a

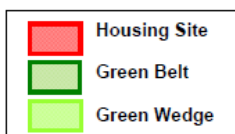
Site: S0212 Pastures Hospital (west), Mickleover

Description:

This is a greenfield site which lies immediately west of the existing Pastures Hospital site. The site is located 8.9km from Derby and 18.7km from Swadlincote.

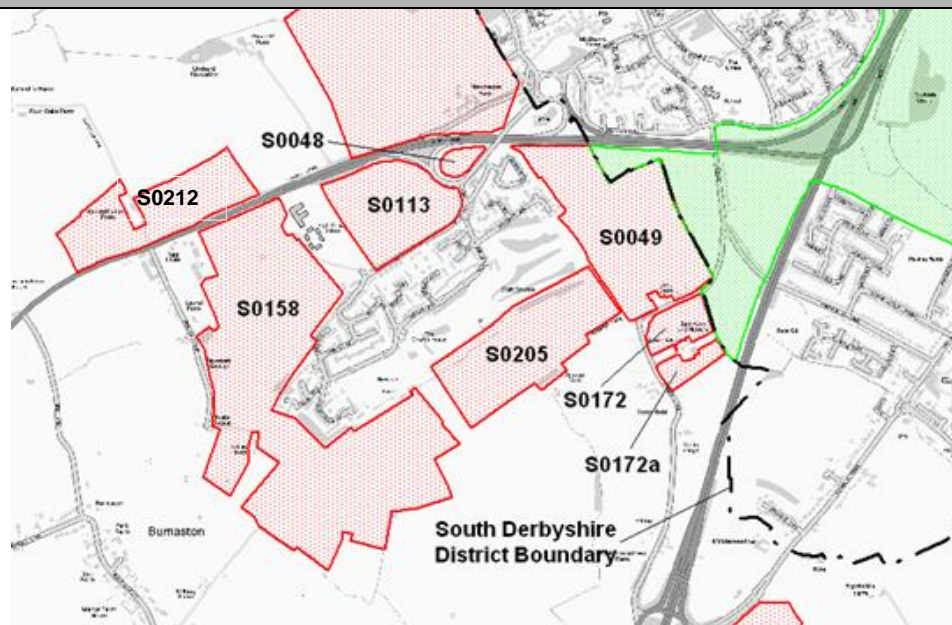
The site extends some 10.88ha and is currently used as agricultural land. The site is in single ownership and there is no developer interest in the site.

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?	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 DE026 Ladybank 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 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 will 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?		- Site would be likely to include on site provision for leisure and recreational open space.	- 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 a contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 2.5km from nearest primary school. - Site is located within 2.5km of local centre. - The site is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - 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 nearest secondary school in South Derbyshire is John Port Academy, which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - The nearest Primary School is within South Derbyshire is within Etwell which is exceeding capacity with 279 pupils attending the school with a capacity of 259. - The nearest Primary School within Derby City is Brookfields Primary School has some spare capacity with 245 pupils attending the school with a capacity of 262. - 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 indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- 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?		- Local Centre 2.5km from site - Bus stops on the A516, Merlin Way. The closest bus stops are located less than 400m from the boundary of the site.	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 healthcare, Development on this scale is unlikely to deliver 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 is within 400m of 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 of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is in progress and will be available soon.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and 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 Mickleover District 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 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. - May be limited potential for increased noise complaints from homes immediately adjacent to A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land. 	<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 however small areas of low susceptibility to surface water flooding toward the west 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 within 400m of a better than hourly bus service. - Site located in excess of 1200m from 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"> - Development would be unlikely to affect the setting of any listed buildings or conservation areas. - No HERS within site area - Potential for in ground archaeology in this area - Impacts could be development 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 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 contains a number of agricultural fields and contained by existing landscaping features such as trees and hedgerows. Etwall Road is located to the south of the site. - The land parcel could contribute towards green infrastructure provision. - Uncertain effect identified use to lack of information held regarding potential site design and layout. 	

Version 1a

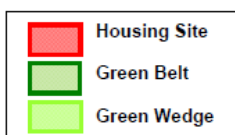
Site: S0228: Oakdene, 82 Burton Road, Findern

Description:

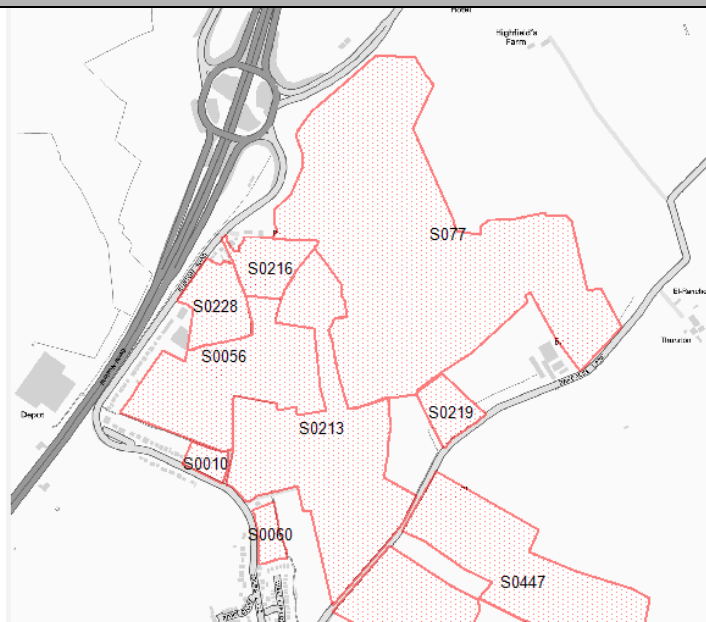
The site is located within the north of the District. It is located 1.2km from Findern, 15.1km from Swadlincote Town Centre and 9.1km from Derby City Centre.

The site comprises agricultural land and extends some 2.5ha. The site is in single ownership and there is no developer interest in the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- 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 1km from 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 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 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 would be likely to include on-site open space and recreation 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 located in excess of 1200m from a sports pitch, local centre and 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 Academy which has some spare capacity 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 indicated that the site indicates that the site could be viable for housing development. - 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?		- Site is in excess of 1200m from a local centre - Site is located within 400m of an 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?		- 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?		- 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 located 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 using 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 of 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 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 have 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 standards 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. - May be limited potential for increased noise complaints from homes immediately adjacent to Doles Lane immediately beyond which is the A38. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield and is 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 and will have no discernible impact on flood risk. - There are areas of low susceptibility to surface water flooding along the eastern edges 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 excess of 1200m from a local centre. - The site is located within 400m of an hourly bus service. - 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 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 not within 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 - Half of the site is covered by TPO70. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by landscape features such as trees and hedrows and existing development. - The land parcel could contribute towards green infrastructure provision. - Half of the site it covered by TPO70. - Uncertain effect identified due to the lack of information held regarding site design and layout. 	

Version 1a

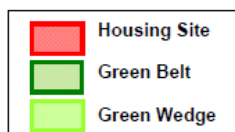
Site: S0269

Description:

The site is located within the north of the District. It is located 9.6km from Derby City Centre and 16.1km from Swadlincote Town Centre.

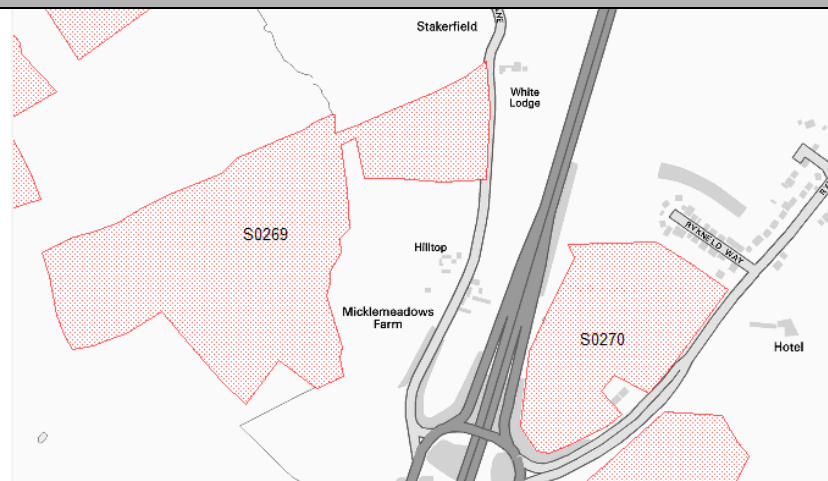
The site comprises agricultural land. It extends some 14.94ha and is currently in single ownership. There is no developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km of DE038 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 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 will 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 and recreation space 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 would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Micklegate 1.9km from the site.	
	Will it promote healthy lifestyles?		- The site is in excess of 1200m of a Primary School, sports pitch and 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?		- Closest school in the City is Littleover Community School which is exceeding capacity with 1683 pupils attending the school with a capacity of 1342. - The nearest secondary school in South Derbyshire is John Port at Etwell , which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - The closest primary school is within Brookfield Primary School which has some spare capacity with 245 pupils attending the school with a capacity with 262 pupils. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority 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?		- Existing Local Centre in excess of 1.2km from site - Site is in excess of 800m of an hourly bus service - There is no metalled footpath adjacent to the site, connecting 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 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 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 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?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to fitter rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be	

			- supported by strategic enhancements to the local electricity supply network. Superfast Broadband is in progress and will be available soon.	
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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?		- 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 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 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. - Land is classified as being good to moderate agricultural land or Grade 3. 	<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 a narrow stretch along the eastern boundary of the main part of the site which is of 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 in excess of 1200m of a local centre. - The site is in excess of 800m of an hourly bus service. - 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 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"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area - No HERS records within site 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"> - Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. - The majority of the site is located within the Needwood and South Derbyshire Claylands Landscape Character Area and part of 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"> - Site is contained by existing development and hedgerows to the north, hedgerows and trees to the east, hedgerows to the south and Staker Lane and hedgerows to the west. - Hedgerows are located within the site and a group of trees are located from north to south within part of 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

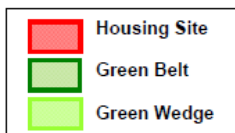
Site: S0270: Land to the west of Rykneld Road, Littleover

Description:

The site is located within the north of the District. It is located 8.9km from Derby City Centre and 16km from Swadlincote Town Centre.

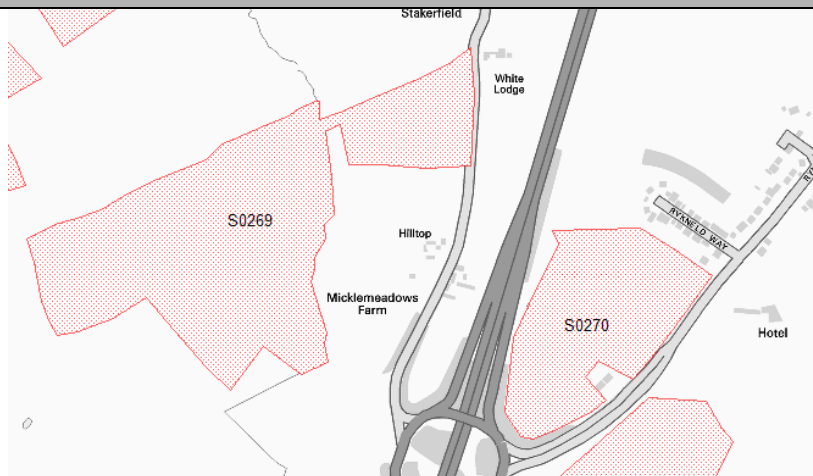
The site comprises agricultural land, agricultural buildings and a farm dwelling. It extends some 6.73ha and is in single ownership. There is no developer interest.

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	- 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 DE038 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 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 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 would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Mickleover within 900m from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of a local centre, however is in excess of 1200m of a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- 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 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?		- Littleover Local Centre is located within 1.2km of the site. - Site is within 400m of an hourly bus service - There is a metalled footpath adjacent to the site connecting 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 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?		- Development of this scale in this location (close to strategic levels of development in the DUA) would have an uncertain impact 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 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 of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to findern rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network.	

			- The area is part of a commercial roll out of fibre broadband	
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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?		- This majority of the site is not previously developed land, the element of the site which is previously developed is in good condition and development of the site 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 however there is minimal potential to reuse demolition waste materials on site during the construction phase, from 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 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- 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. - May be limited potential for increased noise complaints due to the proximity of the site to 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 predominantly greenfield and is in agricultural use. - Land is classified as being good to moderate agricultural land or Grade 3. 	<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 an area of high susceptibility to surface water flooding at the southernmost 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"> - Site is located within 1200m of a local centre. - The site is within 400m of an hourly bus service. - It lies within 4km of a 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 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"> - No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area - HERS19908 is located 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"> - 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 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 in 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 existing development to the east west and south, and partly by existing development to the north and hedgerows. - There are existing hedgerows 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

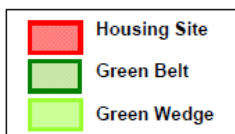
Site: S0162: Thulston Fields Farm, Thulston Derbyshire

Description:

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

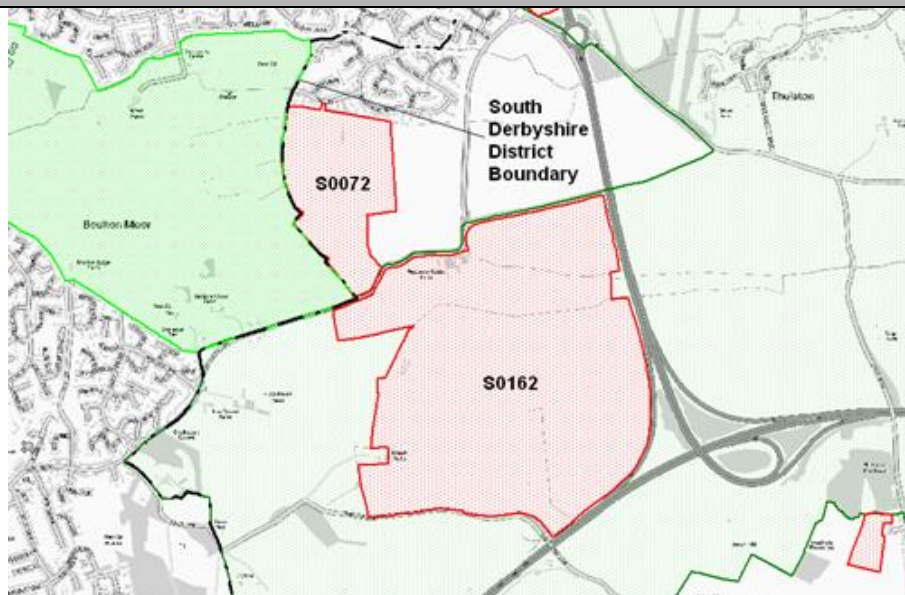
In total the site extends some 107ha and is understood to be in single ownership. There is a high level of developer interest in the site.

Key



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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	- There are no statutory wildlife sites within 1km of this 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)?	Yes	- There are no non statutory wildlife sites within 300m of the sites.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - However it is unclear whether such potential still exists where only a small proportion of the site is allocated for development.	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites 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	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - New informal open and recreational space could be delivered on site or used to support qualitative improvements to open space included in the consented/proposed Boulton Moor sites to the north. 	<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 2.5km from the site on Keldholme Lane - Site could contribute to new health facilities either on this site or on the Boulton Moor Site to the north if needed. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 1200m of proposed sport pitches, within 800m of a proposed local centre and within 1200m of a primary school consented within the phase 1 Boulton Moor Site - Given the scale of the site there is potential to accommodate new facilities within the development site. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> - There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site 	<ul style="list-style-type: none"> - Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> - Uncertain impact 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary Schools are Chellaston School which is exceeding capacity with 483 pupils attending the school with a capacity of 480. And Aston On Trent Primary School is nearing capacity with 106 pupils attending the school with a capacity of 207 	<ul style="list-style-type: none"> - Continue liaison with local Schools and LEAs 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"> - There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with 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"> - Site would be within 800m of an established or proposed (Boulton Moor development) local centre. - There are currently no bus services serving the A6, A52 or Snelsmoor Lane, although the phase 1 Boulton Moor site will improve bus access adjacent to the site. - 	<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 help sustain proposed shops and services in the phase 1 Boulton Moor site - Given the scale of the site there is a likelihood that housing would be supported by new shops, community facilities and public transport although no detail on these is held 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is unclear whether this scale of growth in combination with development consented on this transport corridor could be accommodated and - Development could support the delivery of a park and ride to serve the A6 transport corridor - The site would be able to connect to existing off road cycling routes along and around the A6. 	<ul style="list-style-type: none"> - 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 800m of a proposed bus route, associated with development of the allocated strategic housing site to the north. - There is no established cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding - 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 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 1 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?		- It is likely that development would support the delivery of additional shops and services on site, - Housing in this area could also help sustain a proposed local centre to be located in the Boulton Moor Phase 1 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 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 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 and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1 and SD2 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 = 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 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. - Proximity of the site to the A6 and A50 could lead to increase number of noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Sites is greenfield and in agricultural use. - Based on agricultural land classification maps held by the Authority land the eastern half of the site is identified as being Grade 2 agricultural land and is best and most versatile. Elsewhere land is grade3b 	<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 outside of an area at fluvial flood risk (except for a very small area of land close to the farmhouse) and is unlikely to have any discernible impact on flood risk locally. - There are areas of low and high susceptibility to surface water flooding across the northern and central parts 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"> - New local centre consented as part of the phase 1 Boulton Moor site within 800m of the site, - Public transport within 800m. - The nearest large scale employment is Raynesway and Derby Commercial Park both within 4km of the site. 	<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"> - Could affect the setting of Elvaston Castle Historic Park and Garden - No HERS sites within site area - There may be potential for in ground archaeology in this area 	<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 not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity - The site is located within the Green Belt 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Strong field boundaries consisting of hedgerow and tree belts around the north, south and east of the site and between field parcels in the site - New peripheral planting could strengthen planting adjacent to the A6 and A50 - Significant opportunity exists to deliver biodiversity gain and habitat creation on site - No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters. 	

Version 1a


Description:

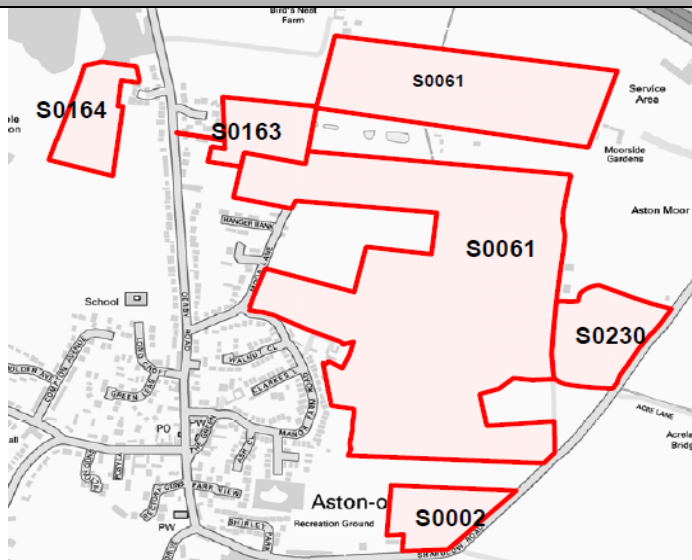
The site is predominantly greenfield with a single dwelling in the south west corner. It extends some 2.14ha and is currently in single ownership. There is high developer interest.



-  Housing Site
 Green Belt
 Green Wedge

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MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- 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 800m of SD163 Long Wood Walk.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held to indicate. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local 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 is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring back empty homes 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 both on site and within 1200m of the site. The recreation ground is adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston; however the GP is part time.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sport pitch, the village centre and within 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 development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development would impact on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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 prepares 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?		- The site is located within 800m to bus stop to an hourly bus service to Derby. There is however no evening or Sunday service. - The site is within 800m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and). - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is a 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 new education, open space and sports provision within the village. - 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 on the local and strategic highway network is unknown, although it is unlikely to be significant, given the scale of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 800m of the site. - There is no established off-road cycleway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits site build out.	- Inclusion of general rural diversification policy in the plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield. - 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 minimal potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to an increase in noise complaints as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The site is mostly 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 is in Flood Zone 1. - There are small areas of low susceptibility to surface water flooding at the western end 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 nearest major employment site is more than 4km away. - The site is within 800m of an hourly bus service - Within 800m of the village 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 has potential to 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 is an ancient monument is adjacent to the site east of the site, however is separated by a road. - No HERS sites are located within the site, but HERS16601 Cropmark Complex located adjacent to the site (separated by a road). - 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 access to 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 predominantly greenfield. 1.9ha is greenfield 0.24ha 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 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 Trent Valley Washlands Landscape Character Area. - The site is disconnected from the built up area of Aston. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site contained by trees to the west, hedgerows, trees and a road to the south, hedgerows and a road to the east and a post and rail fence to the north. - 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

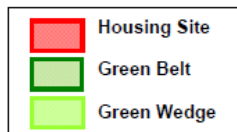
Site: S0020: Site at Weston Road, Aston On Trent

Description:

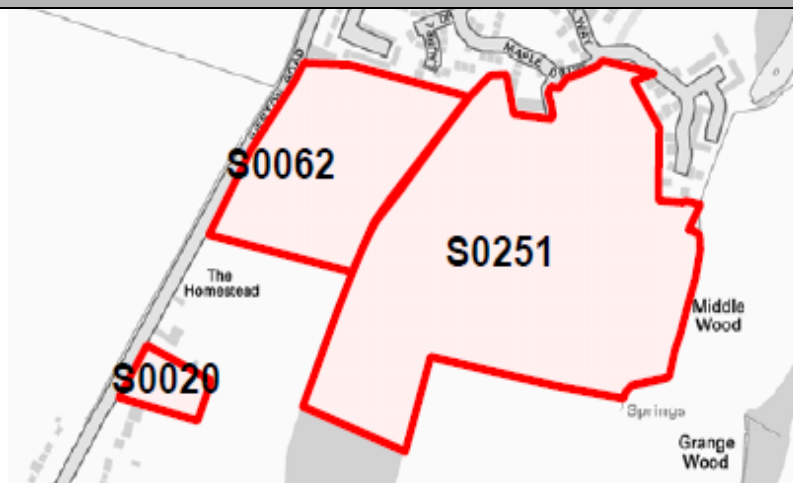
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises of grazing land. It extends some 0.53 ha and is currently in single ownership. There is no developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of County Wildlife Site SD163 (Long Walk 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 evince to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Development would make no contribution towards the delivery of affordable housing 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 the likely mix proposed on site. However given the local plan requirement development will be likely to deliver a range of house sizes. Although due to the site size, development would make no contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision of or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston on Trent within 900m of the site. Facilities however are part time.	
	Will it promote healthy lifestyles?		- Site is within 1200m of the village centre, Aston On Trent Primary School and a sports pitch. The site however is within 1200m of Aston On Trent 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 development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on numbers of accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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?		- 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.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is located within 400m of the site. - Site is within 1200m of the village centres in Aston and Weston. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop and outdoor sports provision). - There is a metalled footpath adjacent to the site which would connect the site to Aston On Trent and Weston On Trent.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make come contribute toward the provision of education and healthcare. - 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 will have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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 = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure new 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"> - The 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 is within Flood Zone 1. - There is no indication of 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 within 400m of an hourly bus service. - Within 1200m of village centres at Aston and Weston. - The nearest major employment site is more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (IN2) 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 has potential to 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. The closest HERS site is located 250m of the site HERS27724 Ridge and Furrow Gap at Weston On Trent 	<ul style="list-style-type: none"> - Ensure policy reflect 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 Part1 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 green field. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key values 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 Trent Valley Washlands Landscape Character Area. - However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained to the north and south by neighbouring residential properties and hedgerows (ribbon development along Weston Road) and Weston Road and hedgerows to the west. The site is open to the rear and appears to be contained by fencing. - 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

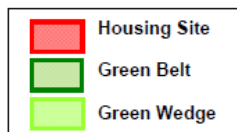
Site 2: S0026. Valeries Road/Chellaston Lane Aston On Trent.

Description:

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

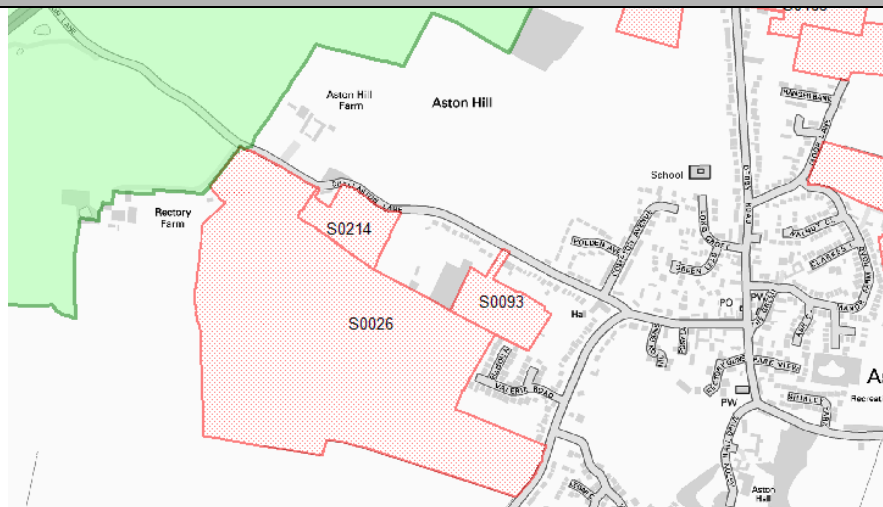
The site comprises agricultural land. It extends some 24.92ha and is currently in multiple ownership, however all parties are willing to develop the site for residential development. There is high developer interest. In addition a small part of the site was a former landfill site. A planning application for residential development on the majority of the site, 9/2017/0095, has been refused consent.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located within 300m of County Wildlife Site SD163 (Long Walk Wood).	
	Could development affect protected species or BAP priority species?	No	- The ecological study submitted with planning application 9/2017/0095 indicated potential for roosting bats	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2017/0095 indicated that tree planting would form an integral part of the proposed development.	
	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	- Planning application 9/2017/0095 indicated 30% affordable housing provision.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application 9/2017/0095 indicated 30% affordable housing provision with a range of tenures.	
	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?		- Planning application 9/2017/0095 proposed the provision of 5.3 ha of open space including a children's play area.	- 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 contribute towards the provision of or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston on Trent within 250m of the site. Facilities however are part time.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and within 1200m of sports pitch and 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 development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- The Transport Assessment submitted with planning application 9/2017/0095 indicates that there are no safety issues that would be exacerbated by the development of the site. The decision notice did not state highway safety as a reason for refusal.	
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 1676 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 205 pupils attending the school with a capacity of 207 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?		- Planning application 9/2017/0095 indicated that development would provide 30% affordable housing. There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is located within 400m of the site with hourly bus service, but no evening or Sunday service. - Site is within 800m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop and outdoor sports provision). - There is no metalled footpath immediately adjacent to the site although planning application 9/2017/0095 indicates that footways will be extended along the site frontage to connect to the bus stop.	- 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 contribute toward the provision of education, open space and sports provision and healthcare.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The transport assessment submitted with planning application 9/2017/0095 indicated that the proposal would have a negligible impact on the local highway network. Transport issues were not cited as a reason for refusal of the planning application.	- 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 is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2017/0095 did not propose the provision of new shopping facilities.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Historic landfill site. It is unclear whether this could have implications in respect of waste generation.	
	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 new 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. - Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The site is greenfield, although part of the site has formally be used for landfill, although it has been restored. - Site is likely to be Grade 3a and 3b 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 an area of low and high susceptibility to surface water flooding in the easternmost 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 - Within 800m of the village centre. - In excess of 4km away from the nearest large scale employment areas. 	<ul style="list-style-type: none"> - Appropriate transport policy (IN2) 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 potentially be supported by 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. The closest HERS site is located 60m of the site HERS16614 Aston Hall, Ridge and Furrow. 	<ul style="list-style-type: none"> - Ensure policy reflect 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 Part1 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 green field. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key values 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 Trent Valley Washlands Landscape Character Area. - The ground rises through the site in a westerly direction. - Part of the western boundary of the site is adjacent to the Green Belt. - However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1b

Site 5: S0061. Aston Land and Moor Lane, Aston On Trent

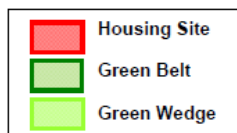
Description:

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

The site comprises agricultural land. It extends some 32.92ha and is currently in single ownership. There is medium developer interest.

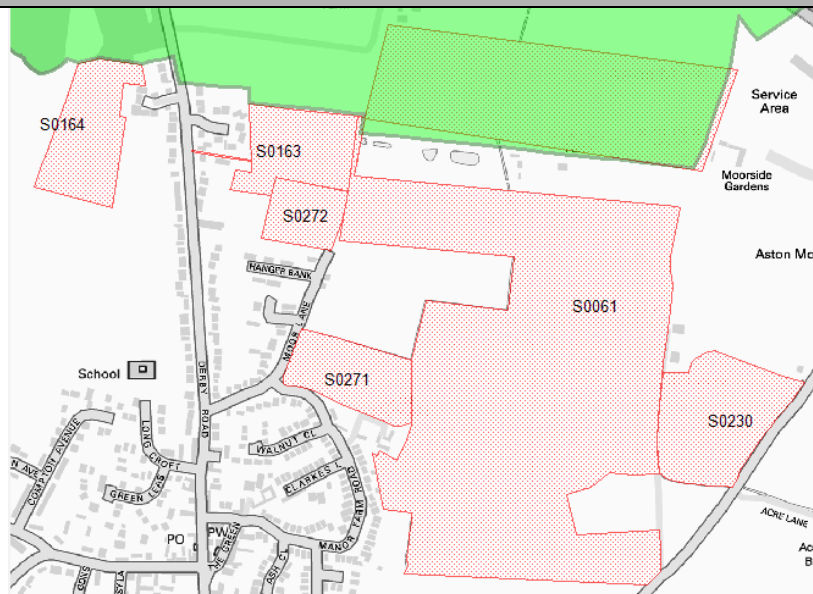
The northern part of the site is located within the Green Belt.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- 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 400m of SD167 Brickyard Plantation.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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 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. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - Site is within 800m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is no metalled footpath adjacent to the site, connecting the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby within 400m of the site. - There are no established off road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages.	
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?		- 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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 = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conform with policies AD1, 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. - Development could lead to an increase in noise complaints as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry and A50 trunk road. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - 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"> - The majority of the site lies within Flood Zone 1. A small area within the north of the site lies within flood zone 2 and 3a. - Parts of the western area of the site have low surface water flooding susceptibility and a smaller area of medium susceptibility. 	<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 and within 800m of the village centre. - In excess of 4km from the nearest large scale employment areas, 	<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. - HERS16603 Moorside Cottages, Aston Cursus Complex is located within the site and covers a large proportion of the site - The site is located within 20m of an ancient monument. The site is separated from the ancient monument by a road. - 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"> - The 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 values 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 Council's Areas of multiple environment sensitivity - The site is largely contained by the existing village boundary and the A50, although careful landscaping would be required, due to the flat and relatively open nature of this area. - The site is located within the Trent Valley Washlands Landscape Character Area - Part of the site is located within the Green Belt. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscaping elements, such as existing development, hedgerows and field trees close to the village edge. - Hedgerows trees and other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provisio. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

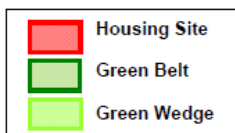
Site 5: S0062. Site at Land to the East of Weston Road, Aston On Trent

Description:

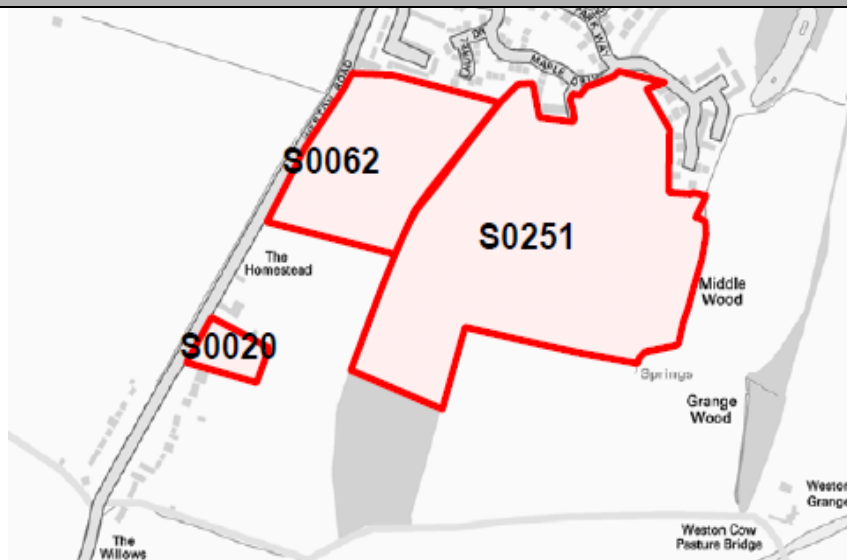
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises agricultural land. It extends some 4.1ha and is currently in single ownership. There is medium developer interest. A planning application for residential development on the site has been submitted (9/2016/0577).

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 immediately adjacent to County Wildlife Site SD163 Long Walk 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)?	Yes	- Planning application 9/2016/0577 indicates that the proposed landscape strategy will include new native tree planting throughout the site including new tree planting along Weston Road, a landscape buffer with new trees and planting proposed for the southern edge of the development, as well as a 10m buffer along the eastern boundary	
	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	- Planning application 9/2016/0577 indicates that the 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	- Planning application 9/2016/0577 indicates that the site is aiming to deliver a mixture of tenures and house types including 30% affordable housing	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- The indicative layout submitted with the planning application includes a number of bungalows.	
	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?		- Planning application 9/2016/0577 indicates that development would make a contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning application 9/2016/0577 indicates that development could potentially make a contribution toward the provision or expansion of healthcare facilities to address development impacts within 1.2km of the site. The nearest GP is located within 550m from the site. The GP however is part time.	
	Will it promote healthy lifestyles?		- The site is within 1.2km of Aston Primary School and Village Centre, however exceeds 1.2km of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The Transport Assessment submitted with planning application 9/2016/0577 indicates that development of the site is unlikely to have any material impact on traffic accidents on the local highway network.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Planning application 9/2016/0577 indicates that development could potentially make a contribution toward local education provision to address development impacts. - The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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?		- Planning application 9/2016/0577 indicates that the site aims to deliver 30% affordable housing. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m of the site. The bus service is hourly throughout the day, however there is no evening service. - The village centre (including shops and a primary school, community centre, post office, convenience shop) lie within 1.2km of the site via a metalled footpath.	- 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 help sustain existing local shops, community facilities and could support existing public transport 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?		- Planning application 9/2016/0577 indicates that development is not predicted to have a material impact on the local highway network, although this would need to be confirmed by the local highway authority.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no established off-road cycle route adjacent to the site..	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast 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 plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2016/0577 does not propose the provision of additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers.	- 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 the delivery of new waste recovery or recycling facilities within the development scheme.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 conform with policies AD1, 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. 	<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 to medium susceptibility to surface water flooding to the east and narrow areas of high susceptibility at the boundaries. 	<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 and 1.2km of the village centre. - The site is in excess of 4km from the nearest large scale employment areas. 	<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, although no information is available at this time, 	
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. The closest HERS site is located 150m away (HERS27706 Cropmarks north east of Weston On Trent) 	<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 wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values 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 Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - TPO45 is located to the east of the site. - However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Planning application 9/2016/0577 proposes the retention and strengthening of existing hedgerows and the planting of new trees to better integrate the development with its surroundings. - The site is well contained by existing development to the north, woodland to the east, hedgerows to the south and hedgerows and Weston Road to the west. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

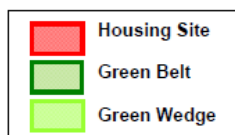
Site: S0073. Site at Land at Glebe Farm, London Road, Shardlow

Description:

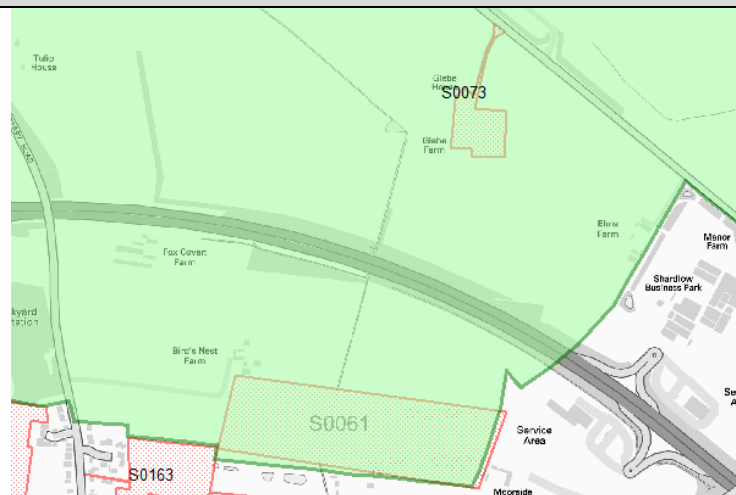
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises agriculture land and buildings and a Farm House and curtilage. It extends some 1.3ha and is currently in single ownership. There is no developer interest in the site. In addition the site is located within the Green Belt.

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 closet site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD169 Bellington 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 evince to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the 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 limited contribution towards improving open space and leisure provision On-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent. 4.4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 1200m of the village school, recreation ground and Post Office. The site however is located over 1200m from Shardlow Village Hall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will impact accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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?		- Bus stop is located within 400m of the site and provides an hourly bus service to Derby and Leicestershire, including a Sunday service. - Site is more than 1200m from village centres. - There is no metalled footpath adjacent to the site, which could connect the site the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make come contribute toward the provision of education and open space and leisure provision - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this scale will impact highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site..	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast 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?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The 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 reduced consumption of materials?		- The site is predominantly greenfield. There is limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 new 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"> - The site is predominantly greenfield. - Site is likely to represent either Grade 2 very good quality or 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 2 and 3a - There is no indication of 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"> - Hourly bus service within 400m. - The site is more than 4km from the nearest major employment site. - In excess of 1200m from a village centre. 	<ul style="list-style-type: none"> - Appropriate transport policy (IN2) 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 will not affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site. The closest HERS site is located 400m from HERS16606 Fox Covert Farm. 	<ul style="list-style-type: none"> - Ensure policy reflect 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 Part1 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. 0.98ha of the site is greenfield and 0.15ha is brownfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key values 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 Trent Valley Washlands Landscape Character Area. - The site is located within the Green Belt. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Part of the northern edge of the site is contained by trees and hedgerows. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

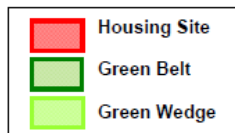
Site 6: S0093. Site at Land to the rear of 51 Chellaston Lane, Aston On Trent

Description:

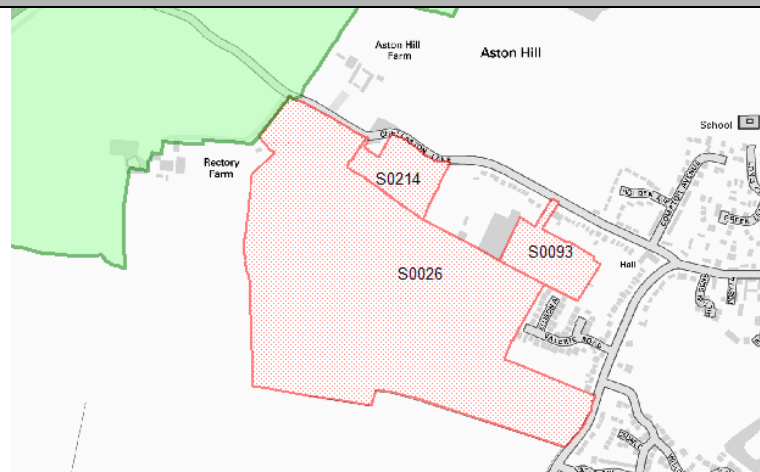
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises agricultural land and a dwelling and its curtilage. It extends some 1.77ha and is currently in single ownership. There is medium developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- 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 SD163 Long Walk 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 the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- The site would contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- The 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 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.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston however is part time.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, however is within 1200m of Aston Primary School and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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. However further assessment would be required on the demolition of the residential dwelling for access and its impact on viability. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - The site lies within 800m of the village centre. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site on Chellaston Lane which could connect the site to the village services.	- 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 in the village. - No information regarding site services or facilities has been provided in respect of this site by site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site. - There is no established off road cycle route adjacent to this site	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - The site requires demolition of the existing dwelling to gain 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 businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield and there is very limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques the beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. . - There is potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - The development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to an increase in noise complaints as a result of the proximity of site to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The site is predominantly greenfield - Site is likely to be Grade 2 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 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 - Site is within 800m of the village centre. - In excess of 4km from the nearest large scale employment areas. 	<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. - Contains part of HER 27759 – medieval ridge and furrow. Close to prehistoric activity around Aston Hall Hospital. There may be a need for an archaeological evaluation as part of a planning application. Another HERS site is located within 200m of the site (HERS16614 Aston Hall, Ridge and Furrow) 	<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 predominantly greenfield. 0.08ha is brownfield and 1.69 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 Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley 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 well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

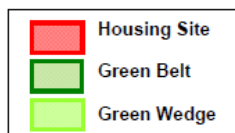
Sites 7: S0163. Site at Northern Fringe of Derby Road, Aston On Trent

Description:

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

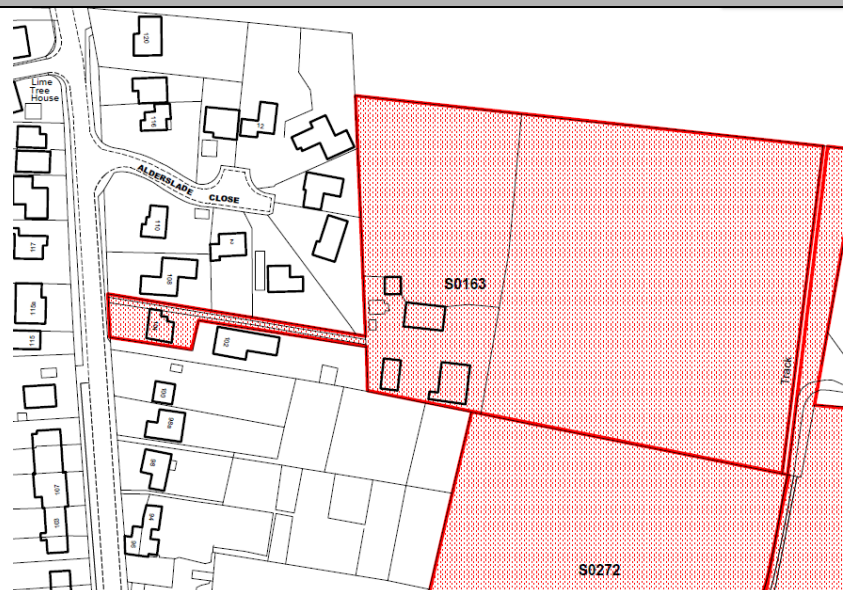
This site comprises mainly agricultural fields. It extends some 1.95ha and is currently o in single ownership. There is a high level of developer interest. In addition the site is adjacent to the Green Belt.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located within 300m of County Wildlife Site SD167 (Brickyard Plantation)	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 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 the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	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 both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston, 1.3km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, Aston Primary School and within 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development would impact accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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?		- Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - Site lies within 800m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site on Derby Road, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site. - There is no established off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - Access to the site is constrained due to the access being between a small gap between two 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 Part2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help to sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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. - There is potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. 	
	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 surrounding land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The site is greenfield. - Site is likely to be Grade 2 very good quality, or 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 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 and within 800m of the village centre, but in excess of 4km from the nearest large scale 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 sites are located within the site. The closest HERS site is located within 300m of the site (HERS16606 Foxcovert Farm) 	<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 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 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 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 well contained by existing landscape elements, such as existing residential properties to the west of the site and hedgerows and field trees to the north, east and south of the site. - 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. 	

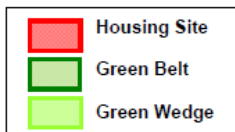
Site 8: S0164. Site at Northern Fringe of Derby Road, Aston On Trent

Description:

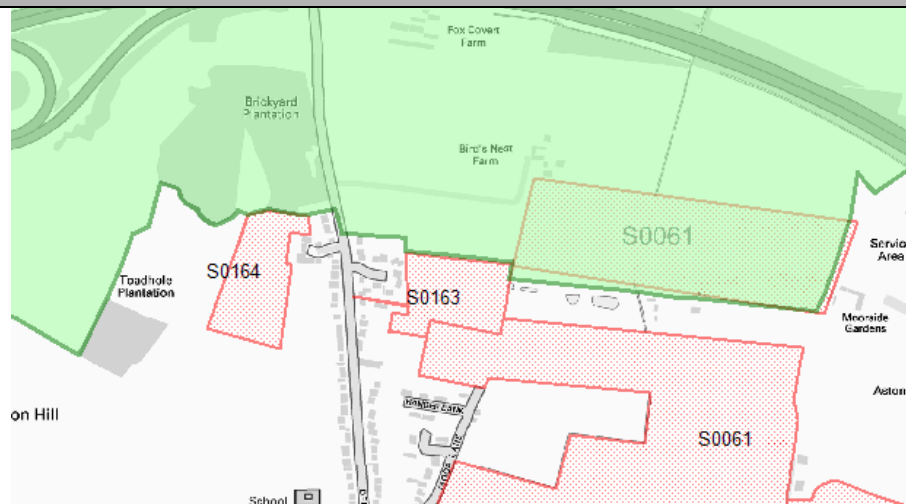
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises of agricultural land. It extends some 2.2ha and is currently in single ownership. There is high developer interest. In addition the site is adjacent to the Green Belt.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located immediately adjacent to County Wildlife Site SD167 Brickyard Plantation and Clay pit.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by the site promoters in respect of the 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 limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston, 1.4km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, however is within 1200m of Aston Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The impacts of the development would be uncertain and would be largely determined by the 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 whether development will impact accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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 SHLAA proposes by the Authority indicates that the site could be viable for housing development. Although 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?		- Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - Site lies within 800m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site in Derby Road, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sports provision and healthcare - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site.. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - Access to the site is constrained due to the access being between a small gap between two 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?		- The provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by the developers. No information regarding these issues has been submitted by the site promoters to date.	- 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 the construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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 = 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. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The 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 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 and within 800m of the village centre. It is in excess of 4km from the nearest large scale employment areas. 	<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. The closest HERS is located within 200m of the site (HERS16609 Aston Hill: Enclosure Pit and Alignment) 	<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 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 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 open to the north and contained by trees to the south, hedgerows to the west and hedgerows and existing development to the east. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

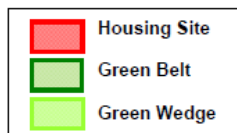
Site: S0214. Site at Chellaston Lane, Aston On Trent

Description:

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

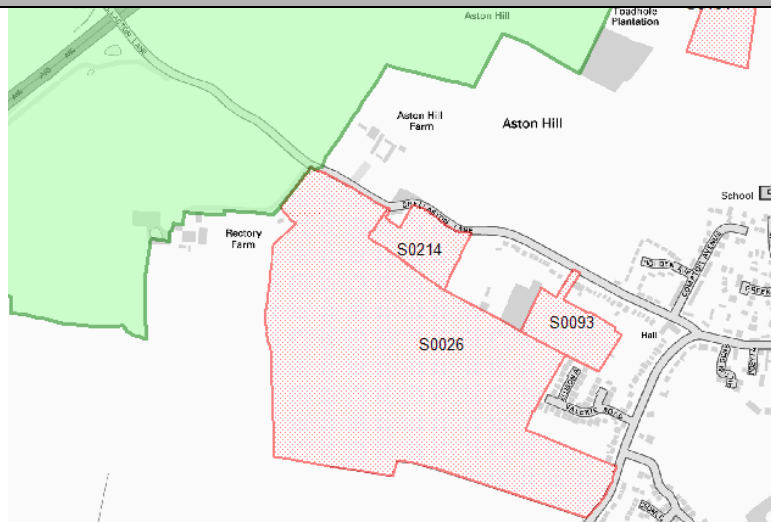
The site comprises of agricultural lane. It extends some 1.69ha and is currently in one ownership. There is no developer interest.

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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 800m of SD163 Long Wood Walk and SD167 Brickyard Plantation and ClayPit.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston within 1km of the site. However the surgery is only part time.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre and within 1200m of the sports pitch and Aston 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?		- It is not known whether development would impact accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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 SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 800m of the site. The service is hourly through the day however there is no evening service. - Site is within 800m of the village centre, but there is no metalled footpath from the site to the village. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). -	- 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 in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 800m of this site. - There are no established off road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will 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 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 surrounding land uses. - Development could lead to an increase in noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The site is greenfield. - Site is likely to be Grade 2 very good quality or 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 in Flood Zone 1 - There is no indication of 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 within 800m of an hourly bus service, and within 1200m of the village centre. - In excess of 4km from the nearest large scale employment areas. 	<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"> - Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site - No site layout or design has been submitted by site promoters. 	<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 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 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 existing landscape elements, such as Chellaston Road to the north and hedgerows to the east, south and west. - 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

Site: S0230. Field No.2871, Shardlow Road, Aston On Trent

Description:

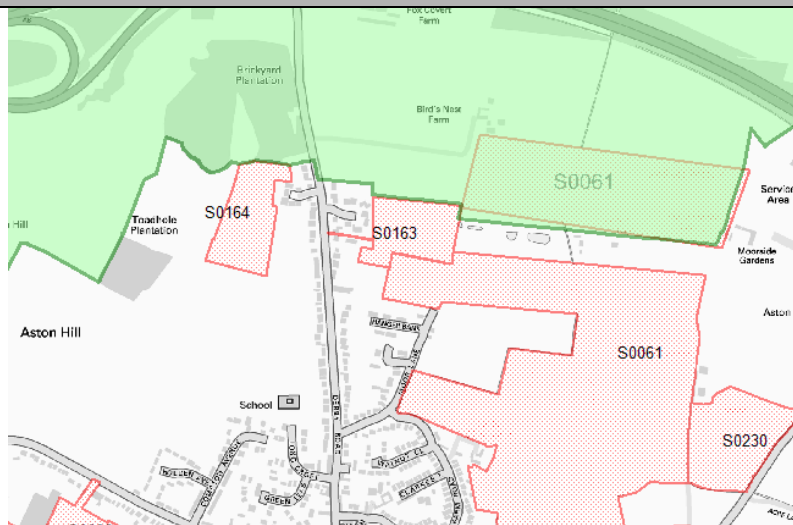
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises of agricultural land. It extends some 3.09ha and is currently in single ownership. There is medium developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- 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 SD167 Brickyard Plantation and Claypit.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston 1.7km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, within 1200m of the village centre and over 1200m from Aston 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?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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 the 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?		- Bus stops are located more than 800m from the site. The service is hourly through the day however there is no evening service. - Site lies within 1200m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is no metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby in excess of 800m of this site. - There is no established off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will 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. 	
	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 surrounding land uses. - Development could lead to an increase in noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The 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 are small areas of low susceptibility to surface water flooding 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 1200m of an hourly bus service and the village centre. - In excess of 4km from the nearest large scale employment areas, 	<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. - HERS16603 Moorside Cottage: Aston Cursus Complex covers the site. - An ancient monument is situated adjacent to the site, however is separated from the site by Shardlow Road 	<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 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 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 Shardlow Road and trees and hedgerows to the east, hedgerows to the north, a track to the west and hedgerows to the south. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

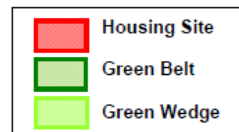
Site: S00271. Aston Land and Moor Lane, Aston On Trent

Description:

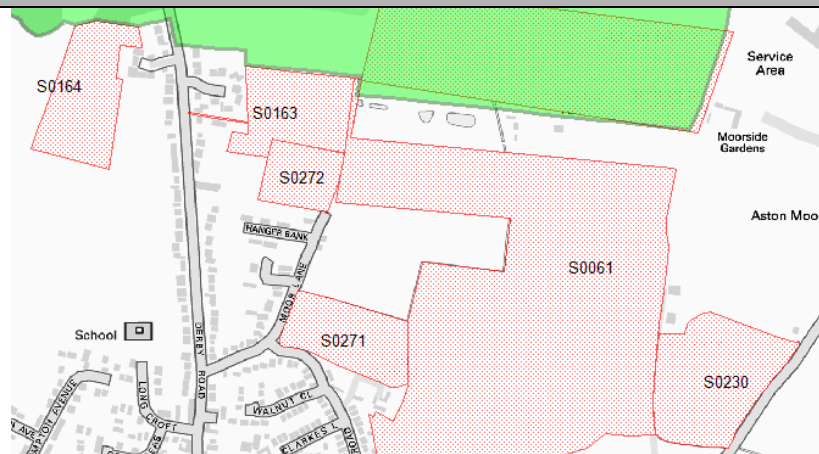
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises agricultural land. It extends some 1.84ha and is currently in single ownership. There is medium developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 500m of SD167 Brickyard Plantation.	
	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	- Site promoter proposes tree planting and habitat creation on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan 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. , although in responding to the Draft Local Plan Part 2 consultation exercise the site promoter has indicated the intention to provide a range of house types and 30% affordable homes.	
	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 both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston, however the surgery is only part time.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Indicative layout provided indicates that these considerations have been taken into account.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 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 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. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - Site lies within 800m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site on Manor Farm 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, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site. - There are no established off road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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 = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conform with policies AD1, 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 	<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 areas of low susceptibility to 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 within 400m of an hourly bus service and within 800m of the village centre. - In excess of 4km from the nearest large scale employment areas. 	<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. - Contains part of HER 16632 – medieval ridge and furrow. Close to prehistoric Aston cursus complex on eastern side. Recommend archaeological evaluation as part of planning application. 	<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 wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values 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 Council's Areas of multiple environment sensitivity - The site is contained by existing development to the south and west and trees to the north, - 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 well contained by existing landscaping elements, such as existing development, hedgerows and field trees close to the village edge. - Hedgerows trees and other landscape elements could contribute towards integrating new development into the landscape. - Indicative layout indicates tree planting and habitat creation. 	

Version 1a

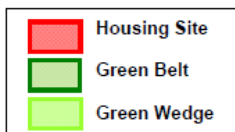
Site: S0272. Moor Lane, Aston On Trent

Description:

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

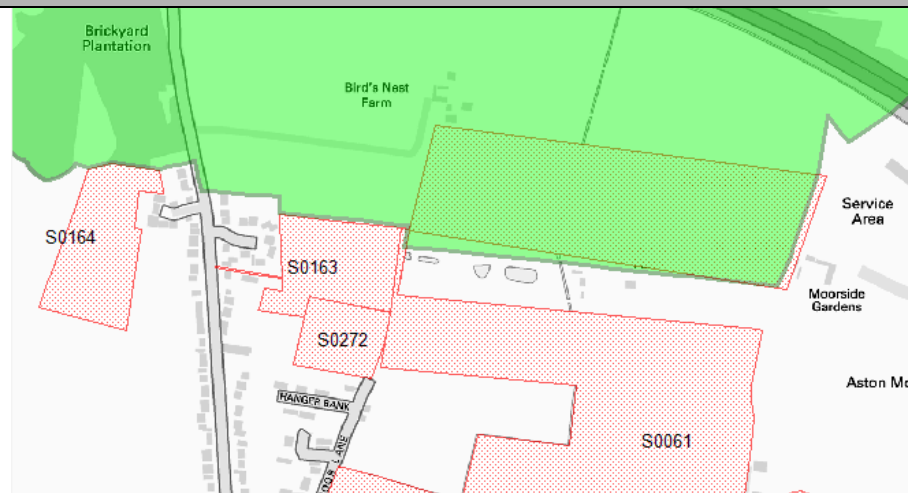
The site comprises agricultural land. It extends some 1.05ha and is currently in single ownership. There is medium developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 200m away at SD167 Brickyard Plantation.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - The site lies within 800m of the village centre. There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service).	- 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 in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site. - There is no established off road cycle route adjacent to this site.,	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- 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 = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conform with policies AD1, 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 	<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 impact on flood risk. - There is no indication of 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 within 400m of an hourly bus service and within 800m of the village centre. - In excess of 4km from the nearest large scale employment areas, 	<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"> - Development will not 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"> - 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 wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values 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 Council's Areas of Multiple Environmental Sensitivity - The site is contained by existing development to the south and west - 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 well contained by existing development and, hedgerows close to the village edge. - Hedgerows trees and 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

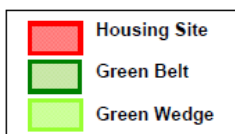
Site: S0006. Land at Egginton Road, Etwall

Description:

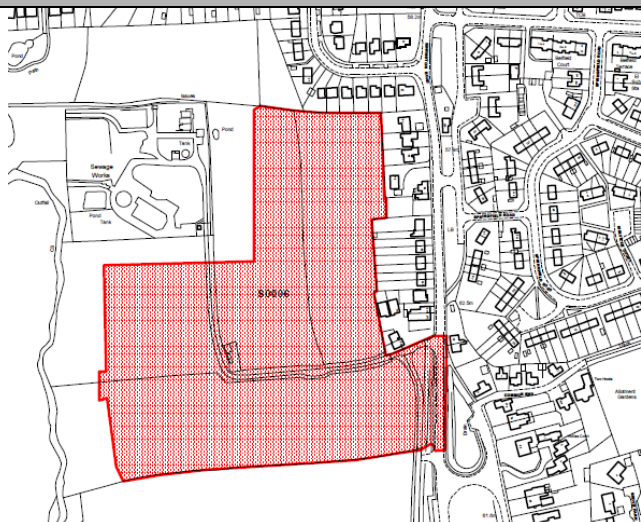
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land. It extends some 5ha and there is high developer interest in the site. The site is in multiple ownership, however all parties are willing to develop the site for residential use. A sewage treatment lies to the north west of the site and the site slopes to the west. A planning application for residential development on the site has been refused planning consent (9/2015/0876).

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 is no County Wildlife site within 300m. - The site is located within 200m of Potential Wildlife Site AD048 Etwall Sewage Works; however the site separated from the Potential Wildlife Site by the A50.	
	Could development affect protected species or BAP priority species?	No	- Great Crested Newt and four species of bat have been recorded on site. Other BAP and protected species potentially onsite include Hedgehog, Polecat, Great Crested Newt, Common Toad, Breeding Birds. There are also mature trees and BAP hedgerow.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Limited information held. The concept master plan for the site suggests additional planting and landscaping buffers	
	Will it protect sites of geological importance?	Yes	- The site is located within 1km of a regionally important geological site. Development of the site however would not affect the RIG.	
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	- Information held indicates that a mix of homes including tenure types will be located on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - The concept master plan for the site suggests that the site would be able to accommodate open space, in the form of 500m2 play area and an open space with play area 500m2. In addition there is open space between the housing development and the sewage treatment works. 	<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"> - Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Hilton 3.2km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of Etwall Primary School, a sports pitch and the village 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 the 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"> - Transport Assessment for the site indicates that development will not have any impact on existing road traffic accidents levels around the site 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259. 	<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. However, the impact on viability of the gradient and flood risk would need further assessment. - 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 lies within 800m of the village centre. There are the following local facilities within Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is a metalled footpath adjacent to the site on Egginton Road which connects the site to the village. - The site is adjacent to the village and is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. 	<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 new education, open space and sport provision in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development could have limited effects on the local highways network, although the Transport Assessment to support planning application 9/2015/0876 indicated that these could be mitigated. Adverse highway impacts were not cited in the planning decision notice. 	<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 service between Etwall and Derby. - An established greenway runs along the western boundary of the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not generate 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. To date information to support an outline application have been submitted.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout showing this information)	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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"> - Site is adjacent to a Severn Trent Waste Water Treatment Works - Based on odour assessment included in the planning application for the site it is concluded that it is unlikely that an unacceptable odour impact from the STW will occur at the proposed site during normal operating and maintenance conditions 	
	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 surrounding land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to the site to the A50. Subject to design new dwellings could be reduced sufficiently to achieve internal and external noise levels 	
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 - No land has been identified as being Best and Most Versatile in the agricultural land classification report submitted with the planning application. 	<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 northernmost part of the site includes an area of 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"> - The site is located with 800m of the village centre and within 400m of an hourly bus service. It is within 4km from the nearest employment site over 10ha (Hilton Depot). 	<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, However HERS19804 Etwall Ridge and Furrow is located just over 100m 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"> - 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 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 site is located within the lower sensitivity according to the County Council's Areas of multiple environment sensitivity. However a small section of the western boundary of the site (set aside for landscaping) is located within secondary sensitivity,. - The site is located within the Trent Valley Washland Landscape Character Area. - There are field trees located within the site. - Planning application 9/2015/0876 was refused on the grounds of harm to landscape and rural character, which was considered to outweigh the benefits of the development proposal. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Development would have a harmful effect on landscape features that would not be offset by new planting. 	

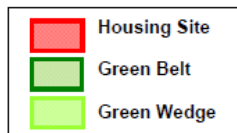
Site: S0035. Nether Hayes, Willington Road Etwall

Description:

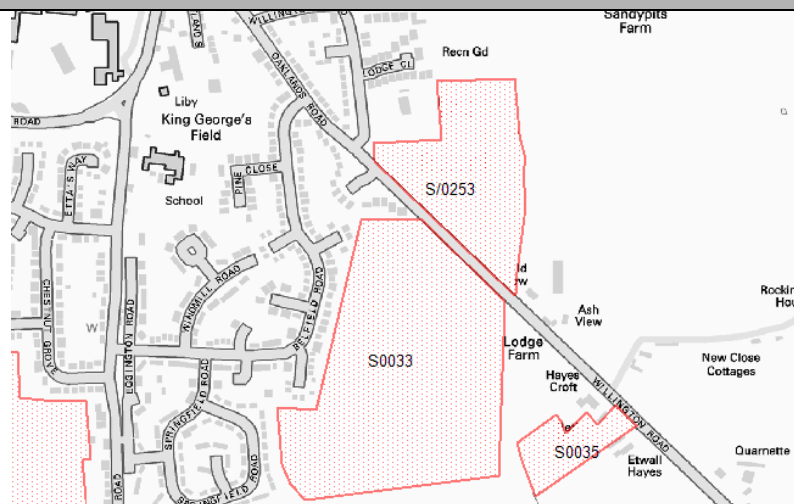
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land and residential curtilage. It extends 1.04ha and is currently in single ownership. There is low 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 1.4km away of SD401 Toyota Balancing Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not proved the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable 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 limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within km of the site. The nearest GP is located within Hilton 3.7km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of the village centre and sports pitch, however is more than 1200m to Etwall 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 the 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 whether development would affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School is some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new additional 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 are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - The site is within 1200m of the village centre, but there is no metalead footpath adjacent to the site on Willington Road which could connect the site to the village. The nearest footpath is approximately 400m from the site on Willington Road. - The site is in excess of 800m of an hourly bus service between Etwall, Burton and Derby. There is a Sunday bus service every two hours	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. - 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 of the site would have on traffic congestion, although it is unlikely to be significant on a site of this size.	- 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 in excess of 800m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW , which has spare capacity, although there is no mains sewage. - There are no known water or electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regnant 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 conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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 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 include some grade 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 in Flood Zone 1. - The site contains areas 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 in excess of 800m from an hourly bus service, however is within 1200m of the village centre. It is more than 4km from an employment site greater than 10ha (Hilton Depot). 	<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"> - 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 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 Trent Valley Washlands Landscape Character Area. - There are field trees across the site from north to south. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Willington Road to the east, trees and hedgerows to the north and west and trees, hedgerows and existing development to the south. - Hedgerows, substantial areas of 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

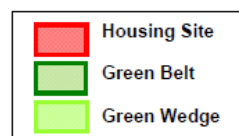
Site: S0036. Land at OS part 1547, Derby Lane, Etwall

Description:

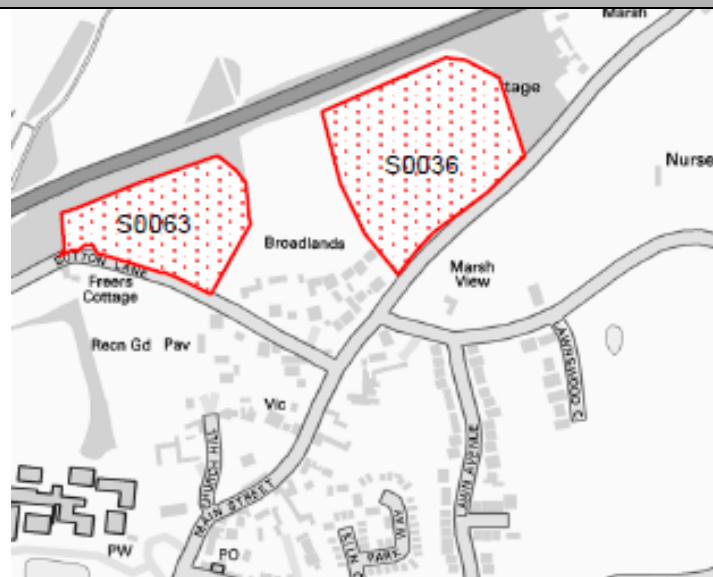
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises of agricultural land. It extends some 3.38ha and is currently in single ownership. There is high developer interest. The site was the subject of a planning application for residential development (9/2015/0215) which was refused. A subsequent appeal was dismissed.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located 350m from the site SD388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?	Yes	- The appeal decision in regard to planning application 9/2015/0215 acknowledges that proposals for the site would enhance the biodiversity and ecological value of the site and existing species would be protected in accordance with the relevant legislation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- A site master plan submitted with planning application 9/2015/0215 indicates the provision of open space mainly to the north east of the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs, although previous submissions have indicated that this could be via contributions to offsite provision.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application 9/2015/0215 proposed a mix of housing types on the site,	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- As above	
	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 not include provision for travelling communities based on most recent plans	

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 within the site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 3.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The impacts would be uncertain and would be largely determined by the 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?		- Accident records show there has been only one slight accident on Main Street in the eight years between 2005 and 2012. This shows that there is no existing local accident problem. Because the development will not materially increase the traffic flows no accident problem would be introduced. - Introduction or priority controlled junction could have an uncertain effect in respect of improving safety around the site.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwell Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- 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 through off site contributions - 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 800m of the village centre. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the village. - The site is within 400m of an hourly bus service between Etwell and Derby. There is a Sunday bus service every two hours.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will make some contribution toward the provision of new education, open space and sport provision in the village. - Built community facility is intended to be provided, managed privately, and made available for public use on site in the form of the gatehouse community hub	
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?		- Appeal decision APP/F1040/W/15/3136939 determined that there would be no significant impact on the strategic and local road network as a result of developing the site and the local highways authority and Highways Agency raised no objection to the appeal proposals.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service. - The site is not adjacent to an established off road cycle route.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwell WWTW , which has spare capacity. - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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. - Proposed 60 bed Care home could support approximately 13 qualified nurses and 31 care assistants according to recent planning submission 	
	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. - Development would also deliver jobs in the 'health sector' 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect). 	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> - Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages. 	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> - Site is likely to be too small to deliver additional shops on site but could deliver a new 'community hub' in the village. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters. 	<ul style="list-style-type: none"> - 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 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. 	<ul style="list-style-type: none"> - 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"> - Development unlikely to support delivery of waste recovery or recycling facilities. 	
	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 the standard requirements to accommodate all of the Districts recycling bins and receptacles. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> - It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations. 	<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"> - There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. 	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> - 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 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 greenfield. - Site is likely to include Grade 3 agricultural land of moderate quality. 	<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"> - Planning application 9/2015/0215 indicated that the site would include a sustainable drainage system that would mimic natural drainage and seek 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 800m of Etwell village centre and within 400m of an hourly bus service. It is over 4km from the nearest employment site over 10ha (Hilton 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"> - In dismissing the appeal in regard to planning application 9/2015/0215, the Planning Inspector concluded that development would have a negative impact on the setting of the village and thus on the Conservation Area too. Development is likely to affect the setting of the village conservation area, views to and from the Conservation Area and the approach to the Conservation Area. - No HERS sites are located within the site, although the site is within 20m of HERS19801 Etwell, Polished Stone Axe. 	<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 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 Needwood and South Derbyshire Claylands. - In dismissing the appeal in regard to planning application 9/2015/0215, the Planning Inspector concluded that the proposed development would be an unacceptable intrusion into the natural surround of the village and would detract from the appearance of the surrounding countryside. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Development would have a harmful effect on landscape features that would not be offset by new planting. 	

Version 1a

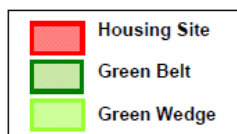
Site: S0063. Land adjacent Sutton Lane and Hill Pasture, Etwall

Description:

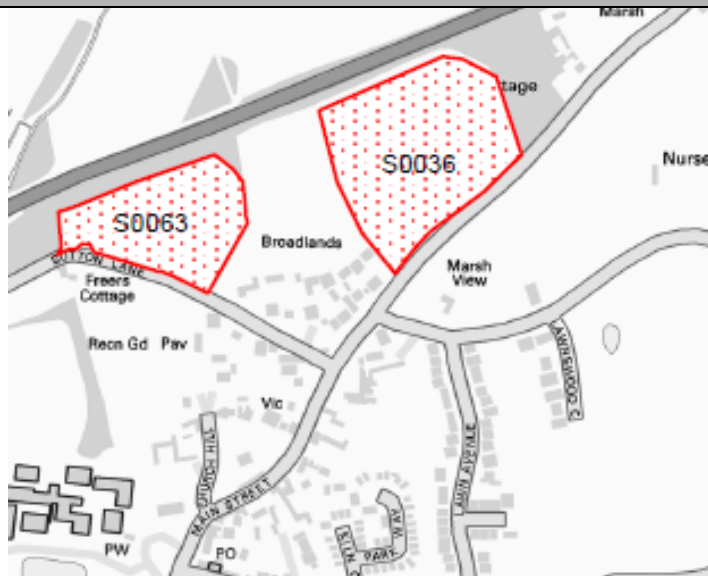
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre, and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50, a little way to the south, with open countryside to the east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

The site comprises a dwelling and its curtilage and a paddock. The site extends some 2ha and is currently in single ownership. There is a high level of developer interest on the site. Part of the site was the subject of a planning application for residential development (9/2014/0727) which was refused consent. A subsequent appeal was dismissed.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located within 300m of County Wildlife Site SD388 (Mickleover Etwall Trail)	
	Could development affect protected species or BAP priority species?	No	- The ecological survey submitted with planning application 9/2014/0727 indicated that the site is not subject to any protected species that would hamper its development.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2014/0727 proposed additional planting to soften the development, including a new hedgelow, however it is not known whether an alternative scheme would incorporate such provision.	
	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, although planning application 9/2014/0727 did not propose such provision,	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Although planning application 9/2014/0727 made no specific provision, a site of this scale would normally be considered capable of delivering affordable homes subject to viability and 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.	
	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 communities.	
	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, although planning application 9/2014/0727 did not include such provision. .	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Hilton 3.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, sports pitch and 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 the 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 whether accident numbers would be affected, although notable affects are unlikely having regard to the TA for a nearby site of a similar scale.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising 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 gradient and 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 lies within 800m of the village centre, but there is no metalled footpath adjacent to the site on Sutton Lane. - The site is adjacent to the village and is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sport provision in the village. - 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 of the whole site would have on traffic congestion. Planning application 9/2014/0727 only proposed the development of a portion of the site which was of too small a scale to raise potential highway capacity issues.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service between Etwall and Derby. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW , which has spare capacity. - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	

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

and noise pollution			- Ground Water Protection Zone = No	conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase 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		- Site is predominantly greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1 - There is no indication of surface water flooding on the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- 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 within 800m of the village centre and within 400m of an hourly bus service. - It is in excess of 4km from the nearest major employment site at Hilton.	- 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?		- Development could potentially affect the setting of Etwall Conservation Area, although the appeal decision relating to planning application 2014/0727 did not identify any such impacts. - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout of the scheme.	- 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 predominantly greenfield. 1.96ha of the site is greenfield 0.04ha is brownfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area. - The site slopes to the north east. - Hedgerow faces Sutton Lane. - The appeal decision in relation to planning application 9/2014/0727 indicated that development on the site, regardless of its design, layout and landscaping, would be visually intrusive and would erode the rural character and appearance of the area. It also indicated that the fact that the development is not located in a landscape protection area does not lessen this impact.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Development would have a harmful effect on landscape features that would not be offset by new planting.	

Version 1a

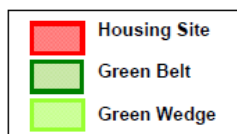
Site: S0103. Land at Egginton Road, Etwall

Description:

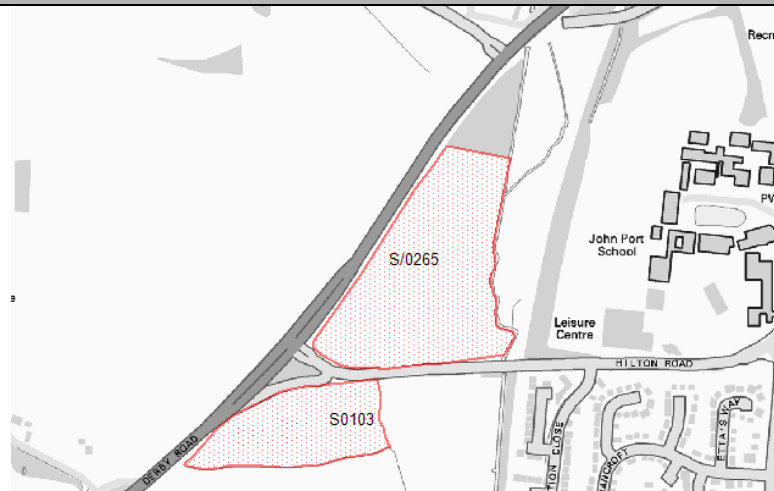
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site, measuring 2.46ha, comprises agricultural land and buildings and, residential dwellings and curtilages. There is high developer interest in the site and the site is currently in multiple ownership. However all parties are willing to develop the site for residential use. A small part of this site has planning consent for residential development (9/2012/0125).

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?		- Site is located within 700m of a SSSI.	- 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 SD388, Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site 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?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local 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 the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision, both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km. The nearest GP is located within Hilton 2.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Etwall Primary School and a sports pitch and is within 800m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the 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 whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the existing buildings on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of an hourly bus service to Derby and Burton. There is a Sunday bus service every two hours. - The site is within 800m of the village centre. - There is a metalled footpath adjacent to the site on Derby Road which connects the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open pace and sports provision and healthcare facilities. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on 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 within 400m of an hourly bus service between Etwall and Derby. - The site is not adjacent to an established off road cycle route.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site built out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Given the existing use on site and conditions of the dwellings, development is unlikely to generate the existing built up are. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is potential to reuse waste materials on site, (from the existing dwellings) during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential to reuse demolition waste on site (from the existing dwellings). 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 of the part of the site without planning consent 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. - Development could lead to an increase in noise complaints, as a result of the proximity of the site to the A516. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Half of the site is brownfield and other half is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land and/or Grade 4 poor quality 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 low susceptibility to surface water flooding in the western part and at the 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"> - The part of the site without planning consent would 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. It is within 800m of the village centre. - The site is located within 4km of the nearest employment sites over 10 ha (Hilton Depot). 	<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"> - 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"> - 1.23ha of the site is brownfield and 1.23ha 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 secondary sensitivity according to the County Council's Areas of multiple environment sensitivity. - The majority of the site is located within the Needwood and South Derbyshire Claylands Landscape Character Area, however part of the southern edge of the site are located within the Trent Valley Washlands Landscape Character Area. - There are field trees 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 A516 to the west, a road to the north and hedgerows and trees to the south and east. - Hedgerows, substantial areas of 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

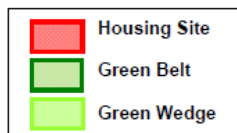
Site: S0253. Land off Willington Road, Etwall

Description:

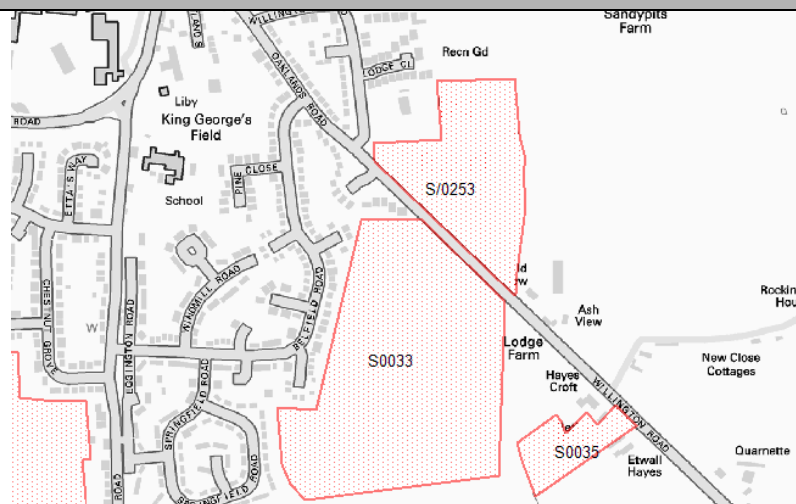
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land. It extends some 3.4ha and is currently in single ownership. A planning application (9/2016/0612) has been submitted for residential development of the site, apart from the northernmost section and has been refused.

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 900m of SD0388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?	Yes	- The Ecological Appraisal submitted with planning application 9/2016/0612 indicates that the site is more than 100m from the nearest protected species or BAP species recordings.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Refused planning application 9/2016/0612 indicated that there would be areas of planting and habitat creation, with enhanced hedgerows, green corridors and tree planting..	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	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	- Refused planning application 9/2016/0612 indicated that the development would include a mix of housing types and sizes, including 30% affordable homes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- The site promoter has previously indicated that the site has the opportunity to provide a modest number of bungalows, although planning application 9/2016/0612 did not specifically refer to such provision.	
	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?		- Refused planning application 9/2016/0612 proposed the provision of on-site public open space.	- 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 no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 3.8km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, a primary school and the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The Design and Access Statement submitted with refused planning application 9/2016/0612 indicated design principles to be employed with the aim of discouraging crime. Detailed design proposals would have been needed to assess how effectively these principles had been interpreted in practice.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- The Transport Assessment submitted with planning application 9/2016/0612 indicated that the development would have no material impact on the occurrence of accidents on the study network, although the Council has yet to formally take a view on these matters.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School is has some capacity with 1964 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 275 children attending the school with a capacity of 259.	- 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?		- Refused planning application 9/2016/0612 indicated that the site would deliver 30% affordable housing. There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of Etwall village centre and is within 800m of an half hourly bus service between Etwall and Derby. - There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is a metalled footpath adjacent to part of the south west of the site, which could connect the site to the village. Refused planning application 9/2016/0612 proposed infrastructure provision to allow access from the site to the new footway being provided along the south side of Willington Road in connection with residential development taking place on Local Plan Part 1 site H10 .	- 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 assist in sustaining existing local shops, community facilities and public transport 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?		- The Transport Assessment submitted with planning application 9/2016/0612 indicated that proposed residential development on the site would not have a detrimental impact on the operational performance of the local highway network. Transport impacts were not cited among the reasons for refusal of planning application 9/2016/0612.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no established off road cycle route adjacent to the site. - There is a half hourly bus service between Etwall and Derby within 800m of the site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site built out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Refused planning application 9/2016/0612 did not propose the provision of new shopping facilities.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is greenfield land. - The contribution this site could make in respect of urban design, would be determined by the detailed layout, design and construction put forward by developers at the reserve matters stage.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and with 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?		- Refused planning application 9/2016/0612 did not indicate special provision for recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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 	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although given the scale and nature of development impacts re 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. 	- 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 within Flood Zone 1. - There is no indication of surface water flooding on the site. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- 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 within 800m of a half hourly bus service and the village centre and within 4km of the nearest major employment area, Hilton Business Park.	- 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?		- Refused planning application 9/2016/0612 included no proposals for renewable 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 will harm the setting of grade II Listed Building Etwell Lodge which is adjacent to the site. - No HERS sites are located within the site 	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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?		<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 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 existing landscape elements, such as trees and hedgerows around the site perimeter. - Refused planning application 9/2016/0612 indicated that hedgerows would be enhanced and that trees would be planted, although a section of hedgerow at the proposed access point, and three established trees would be lost. 	

Version 1b

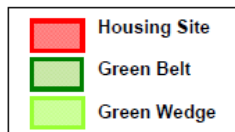
Site: S0265. Land north of Derby Road and east of the A516, Etwall

Description:

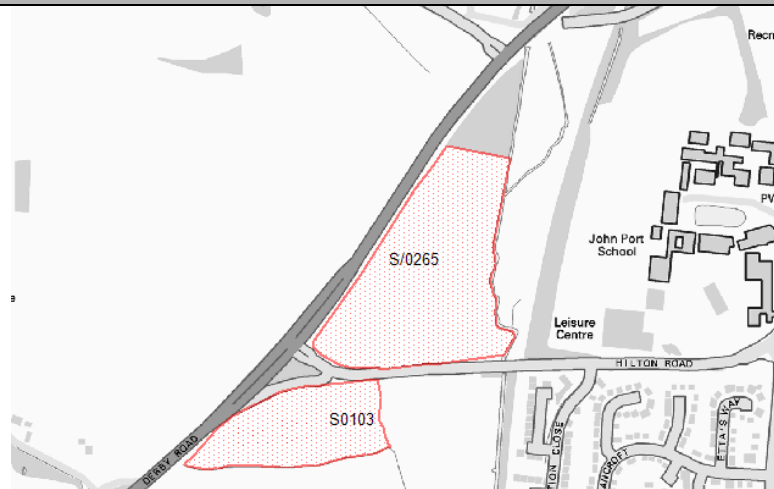
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land. It extends some 5.5ha and is currently in single ownership. There is high developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 900m of an SSSI.	- 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 400m of SD388 Mickleover Etwall Trail.	
	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)?		- The site promoter indicates that development would seek the retention and enhancement of hedgerows and trees, although it is unclear whether there would be additional planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local 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?		- Site promoters indicate that development would be expected to make provision for affordable homes and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Site promoters indicate that development would be accessible to all user groups.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 2.2km from the site. It is not known whether a contribution would be sought by the health authority in relation to this site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Etwall Primary School and a sports pitch and is within 800m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the 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 will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259. - The site promoter indicates that any development proposal would provide for the release of part of the site to enable expansion of John Port School.	- 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 within 400m of an hourly service to Derby and Burton. There is a Sunday bus service every two hours. - It is within 800m of the village centre. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and leisure provision and healthcare. - The SHLAA submission suggests that part of SHLAA site could be released to John Port School to enable the expansion and enhancement of the school facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development might have 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 within 400m of an hourly bus service. - The site could potentially provide access to an adjacent established off road cycle route.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate 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.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield 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?		- The site promoter indicates that waste recycling and recovery will be improved through the provision of appropriate storage bins, although it is not known whether these will exceed minimum requirements for such provision..	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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 an increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to the A516 - The site promoter indicates that the development will be orientated to reduce noise to residential properties from the A516, but the effectiveness of any such measures is unknown at this stage. 	
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 and/or Grade 2 poor quality 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, however the northern and eastern part of the site lies within flood zone 3a and 2. - The eastern part of the site contains a substantial area of 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"> - It is within 400m of an hourly bus service and 800m of the village centre. - The site is located within 4km of the nearest employment sites over 10 ha (Hilton Depot). 	<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"> - 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"> - 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"> - The west of the site is located in an area of secondary sensitivity to the County Councils Areas of multiple environment sensitivity, and the east of the site is located within an area of primary 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 existing landscape elements: by dense trees to the north, hedgerows, trees and A516 to the west, trees, hedgerows and Derby Road to the south and trees at Etwall Brook to the east. - This land parcel could contribute towards green infrastructure provision. - The site promoter indicates that existing landscape elements will be retained and enhanced and has potential to include areas of open space. However, it is not yet certain that open space would form part of a development scheme for the site. 	

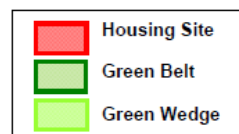
Site: S0284. Land east of Egginton Road and north of Jackson Lane, Etwall

Description:

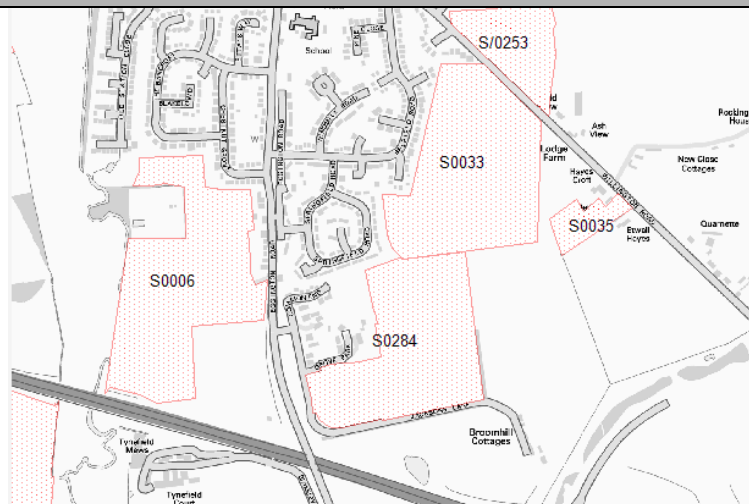
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land. It extends some 8.6ha and is currently in single ownership. There is high developer interest. A planning application for residential development was submitted (9/2015/0759) was submitted, but subsequently withdrawn.

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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 within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1.5km away at SD401 Toyota Balancing Pond.	
	Could development affect protected species or BAP priority species?	No	- Material submitted with planning application 9/2015/0759 indicated the presence of bats on the site, but indicated that activity levels were moderate to low.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Although withdrawn planning application 9/2015/0759 included indicative planting and habitat creation proposals, it is likely that any such provision would be revised were another proposal to be submitted, which would need to be considered before any conclusions could be drawn.	
	Will it protect sites of geological importance?	Yes	- The site is located within 1km of a regionally important geological site. Development of the site however would not affect the RIG.	
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	- Withdrawn planning application 9/2015/0759 proposed a mix of housing in terms of type and tenure, as would be expected on a site such as this, but no firm conclusions can be drawn pending the submission of any subsequent application.	
	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 on-site open space provision and contribute toward provision within 1200m	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 3.6km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Etwall Primary School, a sports pitch and the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the 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?		- The Transport Assessment submitted with withdrawn planning application 9/2015/0759 indicated that the junction of Egginton Road and Jacksons Lane was a high accident area, but no firm conclusions can be drawn pending review of any subsequently submitted material by the local Highway Authority.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising 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 within 800m of an hourly bus service. - The site is within 1200m of the village centre and facilities including a convenience store, primary school, village hall, indoor/outdoor leisure, Post Office and public house. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could potentially make some contribution toward the provision of education, open space and leisure provision. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Although planning application 9/2015/0759 was accompanied by a Transport Assessment which indicated that development would be unlikely to have a material impact on the local highway network, this would need to be confirmed by the local Highway Authority before any firm conclusions could be reached.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of an hourly bus service.. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate 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 conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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 an increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - Development could lead to increase noise complaints as a result of the proximity of sites to the A50 	
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. 	<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 a very small area at low risk of surface water flooding in the eastern part of the site and another very small area at high risk 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"> - The site is within 800m of an hourly bus service. and 1200m of the village centre. - The site is located within 4km of the nearest employment sites over 10 ha (Hilton Depot). 	<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"> - Material submitted with withdrawn planning application 9/2015/0759 indicates that development is unlikely to affect any designated heritage assets. - No HERS sites are located within the site - Site has been archaeologically evaluated and found to contain a later prehistoric enclosure (regionally important). This could be addressed by planning conditions in line with NPPF para 141, requiring archaeological excavation and recording pre-commencement. 	<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"> - Withdrawn planning application 9/2015/0759 indicated that development will ensure that archaeology in the site is protected in record and that information is made publically available. It would be reasonable to assume that such would be the case in regard to any subsequent application. 	<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 to the County Councils Areas of multiple environment sensitivity. - The site is located within the Trent Valley Washlands Landscape Character Area, - TPO264 is located to the south of site and TPO22 is located to the north of the northern boundary of the site and two trees are located within the site near part of the western 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 a road to the west and south, existing development on part of the northern boundary and the western boundary. Part of the northern boundary and the eastern boundary is contained by hedgerows. In addition there are hedgerows 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

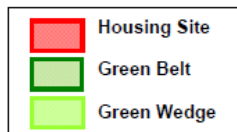
Site: S0152. Scropton Road, Hatton

Description:

The site is located on the south west of Hatton village, which is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre.

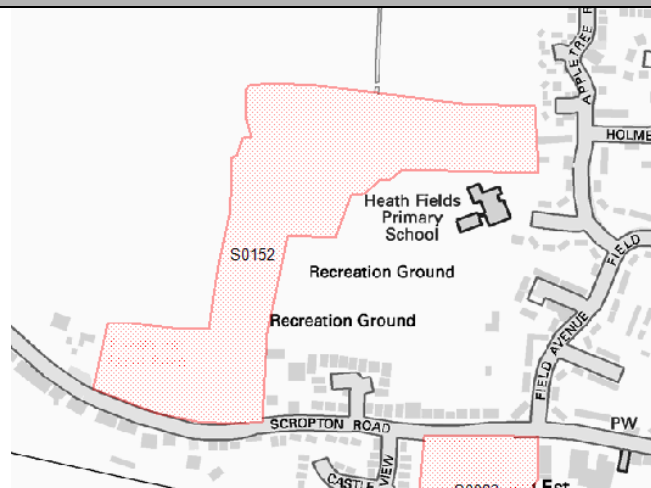
The site comprises agricultural land. It extends some 5.52ha and is currently in one ownership. There is high developer interest.

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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away of SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	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 the likely mix of 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?		- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 1.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the 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, although it is understood that on highway parking here significantly reduces the usable carriageway width.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 800m on Station Road. The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 800m of the village Centre. Although there is no footpath immediately adjacent to the site. The closest footpath is on the opposite side of Scropton Road, although it is narrow.	- 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?		- Small scale growth could help to support the provision of health, 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 the 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 will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 800m of the site. There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by Severn Trent Water. - It is understood that sewerage in this area is prone to blockages due to the shallow fall but no identified constraints in respect of Waste Water Treatment capacity. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hatton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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 = No - 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 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 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 3a and 2 - The site contains areas of low susceptibility to surface water flooding in the eastern and southernmost parts. - Development could offer opportunities to address existing flooding issues in the area. 	<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 800m of an hourly bus service, and within 800m of the village centre and large scale employment provision is located within 10km. - Secondary School provision is 7.2km away and the nearest supermarket is located within Hatton 	<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 listed buildings. - However HERS20112 Cropmark Complex is located within the site. - Impacts could be dependent on the detailed design and layout if 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 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 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 Scropton Road to the south, trees and hedgerows to the north and west and part of the eastern boundary of the site is contained by existing development and hedgerows. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

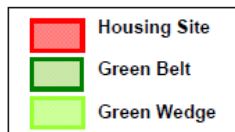
Site: S0171. Land at Breach Lane- Malthouse Lane, Hatton

Description:

The site is located on the north west of Hatton village, which is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre.

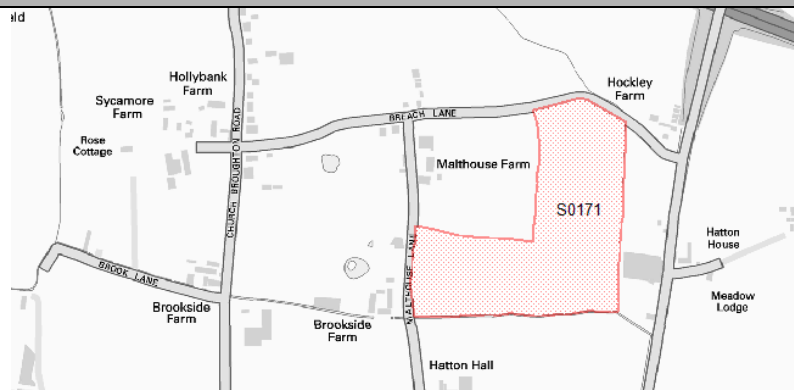
The site comprises of agricultural land. It extends some 7.14ha and is currently is single ownership. There is low developer interest.

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 away of SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	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 the likely mix of 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?		- Development would make a contribution to on-site open space and leisure provision, but no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 2.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within excess of 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the 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 John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- 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 a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m. The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is in excess of 1200m of the village Centre. - There are no footpaths adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the 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 will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hatton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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 = 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. 	
	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 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"> - Part of the site lies within Flood Zone 2. - There is a small area of low to medium susceptibility to surface water flooding in the north eastern 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 within 400m of an hourly bus service; however is in excess of 1200m of the village centre. - The site is within 2km of a major employment area (greater than 10ha) (located within Hatton) 	<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 listed buildings. - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout if the scheme in particular buildings to malt house lane 	<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 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 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 by existing landscape features such as roads and trees and hedgerows. - 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 1da

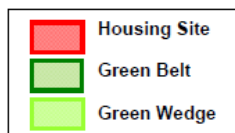
Site 32: S0203. Land west of Station Road, Hatton

Description:

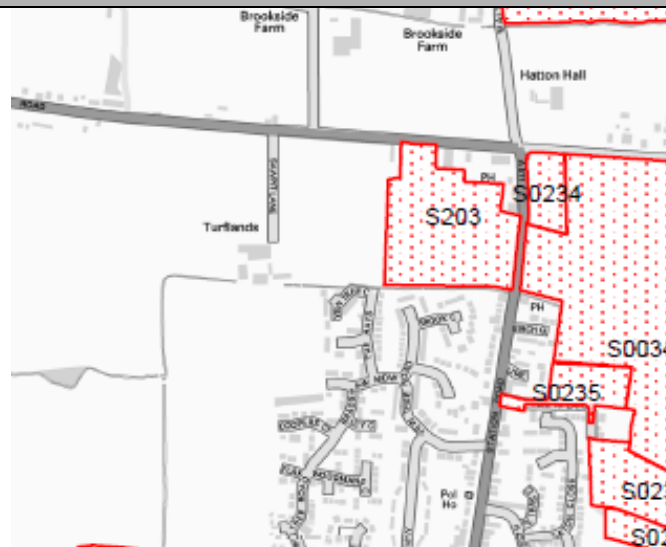
The site is located on the north west of Hatton village, which is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre. The A511 runs along the northern boundary of the site, which accesses the A50 to the west.

The site extends some 3.6ha, however it has been suggested that the developable area of the site is 2.8ha. The site is currently in single ownership and there is a high level of developer interest on the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away of SD203 Pennywaste Wood. - Potential Wildlife Site R6237 Yew Tree Farm Brook is located along the southern boundary and partly within the south boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix of 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?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 1.9km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site on Station Road (within 400m). The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 1200m of the village Centre, although there are a number of shops/facilities located within 800m of the site. - There is a footpath adjacent to the site on Station Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health, 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 the 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 will have on traffic congestion, although the delivery of a new road to service Hatton as part of the Local Plan Part 1 Should help improve congestion locally.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hatton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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 = 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. 	
	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 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 is mainly in Flood Zone 3a for the River Dove - The site contains small areas of low susceptibility to surface water flooding, mainly along the southern boundary. - Site could generate additional contributions towards flood defences around the village, however recent modelling work on the Salt Brook indicates that a number of culverts under Station Road, could if blocked lead to significant flooding within the site with water depths in this area ranging from approximately 10-20cm on average, reaching up to approximately 40cm immediately upstream of the Station Road. 	<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, and within 1200m of the village centre. The site is within 2km of a major employment area (greater than 10ha) (located within Hatton) 	<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 listed buildings. - No HERS sites are located within the site. However HERS20309 is located adjacent to the site, however separated by Station Road. 	<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 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 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 Station Road to the east and Uttoxeter Road to the north, with existing landscape elements such as hedgerows and field trees to the west and east and existing development to the south of the site. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

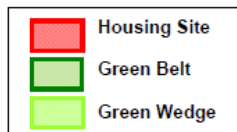
Site XX: S0235. Land at 186 Station Road, Hatton

Description:

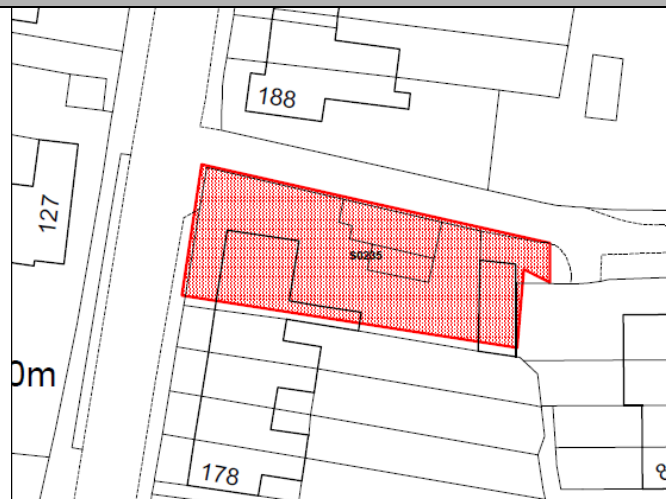
The site is located on Station Road, Hatton around 15 km to Derby city centre and just over 17 km to Swadlincote town centre.

The represents previously developed land measuring some 0.05ha. It is currently in single ownership and there is a high level of developer interest on the site.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away of SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site is too small to deliver affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Site is too small to provide a mix of housing types and tenure	
	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 be too small to make a contribution toward open space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 1.9km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- 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?		- Site is too small to deliver a range of housing types and tenures and would be unlikely to have any impact in this respect.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site on Station Road (within 400m). The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 1200m of the village Centre, although there are a number of shops/facilities located within 800m of the site. - There is a footpath adjacent to the site on Station Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Site is too small to have any significant impact in this respect.	
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?		- A site of this scale would have no impact in this respect.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. 	
	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 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 is in Flood Zone 3a. - The site is not susceptible 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 within 400m of an hourly bus service, and within 1200m of the village centre. The site is within 2km of a 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 any listed buildings. - No HERS sites are located within the site. However HERS20309 is located adjacent to the site, however separated by Station Road. 	<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 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 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"> - There are no significant landscape elements on the site and redevelopment is unlikely to deliver any significant new elements. 	

Version 1a

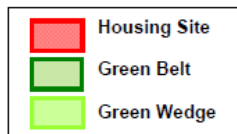
Site S0297. Land south of Derby Road, Hatton

Description:

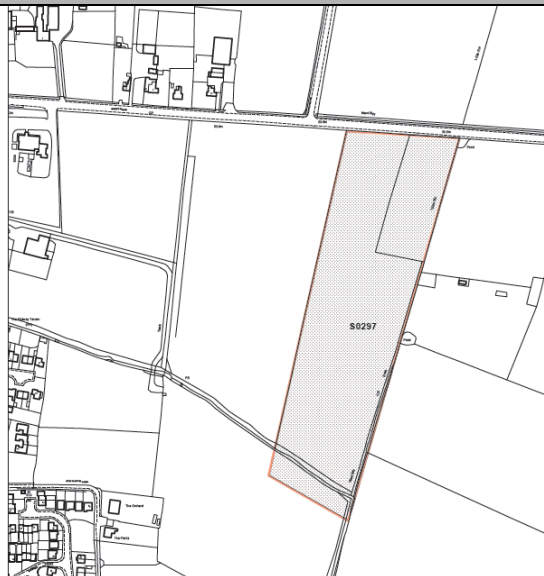
The site is located on the north west of Hatton village, which is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre. The A511 runs along the northern boundary of the site, which accesses the A50 to the west.

The site extends some 4ha. The site is currently in single ownership and there is a high level of developer interest on the site.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away of SD203 Pennywaste Wood. - Potential Wildlife Site R6237 Yew Tree Farm Brook is located along the southern boundary and partly within the south boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix of 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?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute toward the provision or expansion of healthcare facilities within 3km of the site.	
	Will it promote healthy lifestyles?		- Assuming accessibility through the adjoining Local Plan Part 1 allocated housing area, site is within 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located close to the site on Station Road (within 400m). The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 1200m of the village Centre, although there are a number of shops/facilities located within 800m of the site. - There is a footpath adjacent to the site on Station Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health, 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 the 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 will have on traffic congestion, although the delivery of a new road to service Hatton as part of the Local Plan Part 1 Should help improve congestion locally.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hatton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is 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 = 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 position adjacent to the Local Plan Part 1 allocated housing site 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 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 is mainly in Flood Zone 3a for the River Dove - The site contains narrow areas of low susceptibility to surface water flooding along the eastern and southern 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"> - The site is within 400m of an hourly bus service, and within 1200m of the village centre, assuming accessibility via the adjacent land allocated in the Local Plan Part 1 for housing development. The site is within 2km of a major employment area (greater than 10ha) (located within Hatton) 	<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 listed buildings. - No HERS sites are located within the site. However HERS20309 is located adjacent to the site, however separated by Station Road. 	<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 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 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 Uttoxeter Road to the north, with hedgerows and field trees to the east and a hedgerow to the south. To the west is the Local Plan Part 1 strategic housing allocation. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Site: S0014 Land South of the Mease Hilton.

Description:

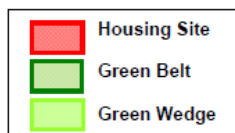
Potential Strategic sites are located on the outskirts of Hilton to the north, east and south.

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

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

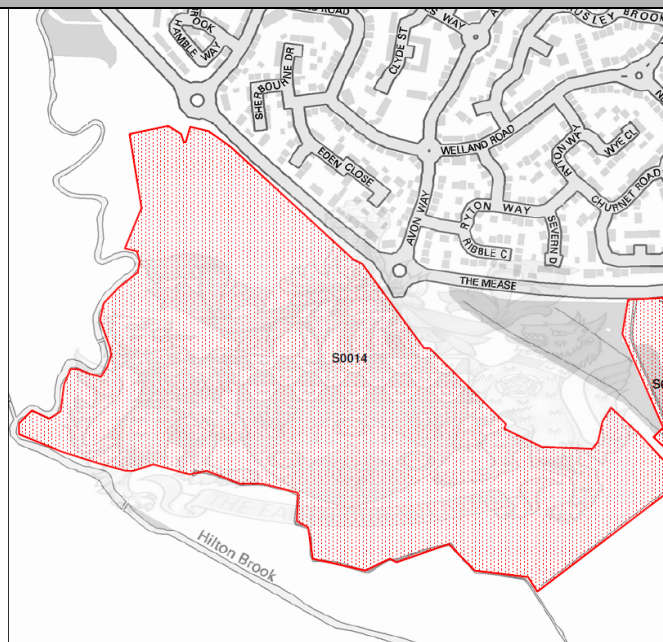
The sites is within single ownership and there is limited developer interest in the site.

Key



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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 or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible is in accordance with BNE3,
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites 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	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to 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 be likely to deliver open space on site and potentially improvements within 1200m	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan,
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities are located In Hilton (Welland Road) (1200m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 400m of a sport pitch and within 1200m of the village school and village centre facilities. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaison 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 nearest bus stop is located less than 400m away from the site on Avon Way. - The site lies within 1200m of village centre facilities. - Local facilities include; shops, primary school, community centre, post office, convenience shop, 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?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - The junction of the A5132 and The Mease would be unlikely to have sufficient capacity to accommodate all proposed development to the south of the village.	- Requirements for Green Travel Plans, or other measures to secure non car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site. - The site does not lie adjacent to an established off road cycle route.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - 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 plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies.	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages.	
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 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?		- 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 reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- 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 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 requirements set out in national policy.	- 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 = 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 surrounding land uses. 	
	Will it improve air quality?		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> - The site is wholly greenfield. - Agricultural land classification maps indicate this is lower quality agricultural land and is grade 4 across the whole site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within 3a and 2 - The site contains small areas of low susceptibility to surface water flooding, mainly 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"> - The site lies within 1200m of village centre facilities and is located within 400m of an hourly, or better bus service. - There is a strategic employment site within 2km of this site. 	<ul style="list-style-type: none"> - Appropriate transport policy (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 listed buildings. - It is unclear whether there is potential for in ground archaeology in this area. - No HERS on 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"> - The site is wholly greenfield and will not reduce the amount of derelict or degraded land within the district. 	<ul style="list-style-type: none"> - 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 Council's Areas of multiple environment sensitivity (list any other sensitivities). 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements such as existing development, hedgerows and field trees close to the village edge. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effects identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

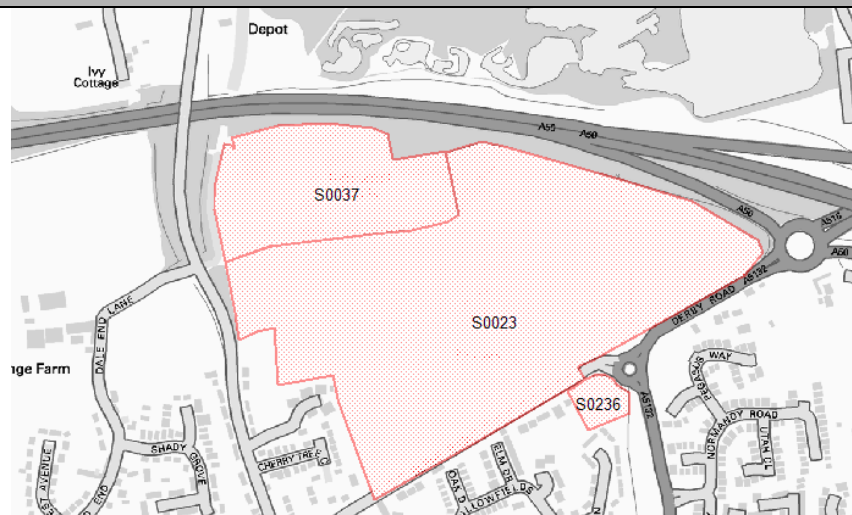
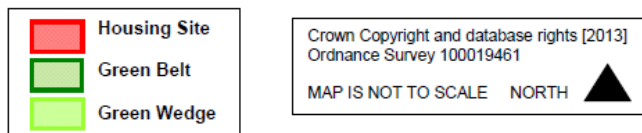
Site: S0037. Hilton Industrial Estate, Sutton Lane, Hilton

Description:

Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site comprises an industrial estate and is brownfield land. The site extends some 4.72ha and is currently in single ownership. There is high developer interest.

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?		- The site is within 1km of Hilton Gravel Pits Site of Special Scientific Interests (SSSI), although this is located to the north of the A50.	- 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 over 1km away at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Hilton, 1400m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school and within 1200m of village centre facilities and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- 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 potential contamination from the existing use would need further investigation to understand the impact on viability. - 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 800m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - Site is within 1200m of village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The 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?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is brownfield and will generate the site. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- 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?		- 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 have ny discernible impact given the established industrial use. 	
	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 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 increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - 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"> - The site is within flood zone 1 - There is no indication of 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 an hourly bus service and within 1200m of village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<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 listed buildings or other heritage assets are likely to be affected by the development of this site. - 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"> - 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"> - Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the 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 well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

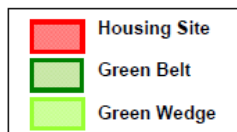
Site 36: S0039. Land adjacent to the Mandarin, Egginton Road, Hilton

Description:

Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

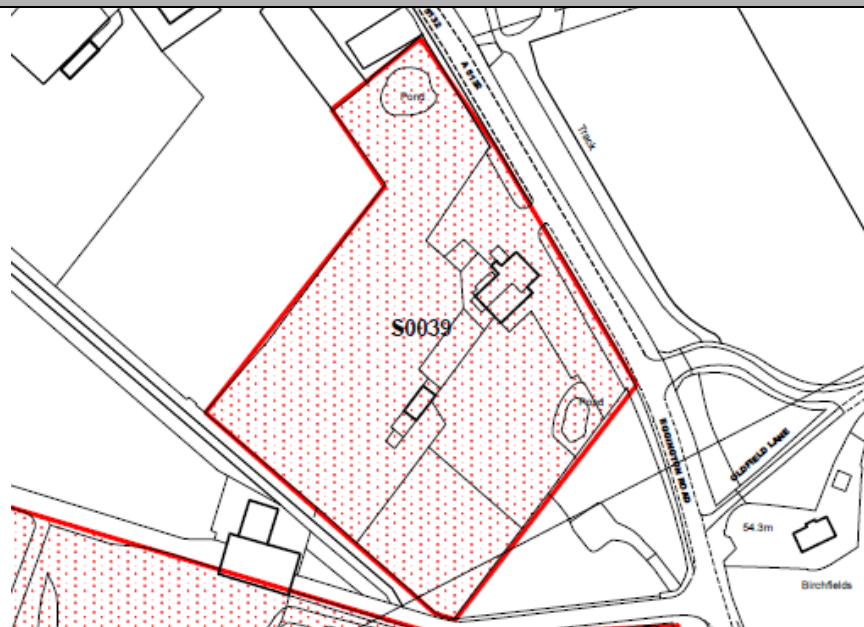
The site is a predominantly greenfield site, which contains a restaurant. It extends some 1.44ha, however the site area that is developable is 1.22ha (the restaurant would be retained). The site is currently in multiple ownership, but the owners are willing to develop the site for residential use and there is a high level of developer interest. A planning application for residential development was refused consent (9/2016/0162).

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD335 Egginton Junction Gravel Pit. - Potential Wildlife Site SD383 Don Amotts site is within 250m of the site.	
	Could development affect protected species or BAP priority species?	No	- The Ecology Report submitted with planning application 9/2016/0162 found evidence of bats, smooth newts and toads on the site. Further work would be needed to establish whether Great Crested Newts are present.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2016/0162 proposed tree and hedgerow planting and the creation of a managed wildlife area around an established pond.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site. However the closest regionally important geological site is just over 1km away.	
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. Planning application 9/2016/0612 proposed the provision of up to 30% affordable homes as part of the scheme.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development would be expected to make provision for affordable homes and a range of house sizes, as were proposed in planning application 9/2016/0162..	
	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.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a limited contribution towards improving open space and leisure on-site. Planning application 9/2016/0162 proposed the provision of an on-site play area and a commuted sum toward informal open space.	- 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 towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 1.3km from the site. Planning application 9/2016/0162 indicated that a contribution could be made toward health facilities if necessary.	
	Will it promote healthy lifestyles?		- Site is more than 1200m from some village centre facilities such as the Post Office and in excess of 1200m of a sports pitch d 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 the detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton. - Planning application 9/2016/0162 proposed provision of contributions toward school places where necessary.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the physical constraints 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?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is over 1200m away, which provides an evening and weekend service. - The site lies more than 1200m from some village centre facilities.	- Ensure Development reflects policy Inf2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - Planning application 9/2016/0162 did not propose the provision of new on-site services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion, however it would be unlikely to be significant for a site of this scale.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site, - There is an established greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other 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 employments sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The developable area of the site is greenfield and therefore 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. Refused planning application 9/2016/0162 had a Building for Life score of 11.	- 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 developable area of the site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support the delivery of new waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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 developable area is greenfield and 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"> - The developable area of the site is greenfield. - Site is likely to be Grade 3 good to moderate quality, and 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 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 400m an hourly bus service, however is in excess of 1200m of some village centre facilities, such as the Post Office. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<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 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"> - 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 developable area 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 Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - Planning application 9/2016/0162 was refused partly on the grounds that the proposal would cause substantial harm to the character and appearance of the countryside as it would introduce an isolated, harmful urban feature in the landscape. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Egginton Road to the east, an unnamed road to the south and partially contained by hedgerows to the east and west. - The site is contained by existing landscape elements, such as hedgerows and field trees. - This land parcel could contribute towards green infrastructure provision. - Development would have a harmful effect on landscape features that would not be offset by new planting 	

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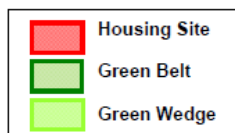
Site: S0201.Land off Lucas Lane, Hilton

Description:

Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

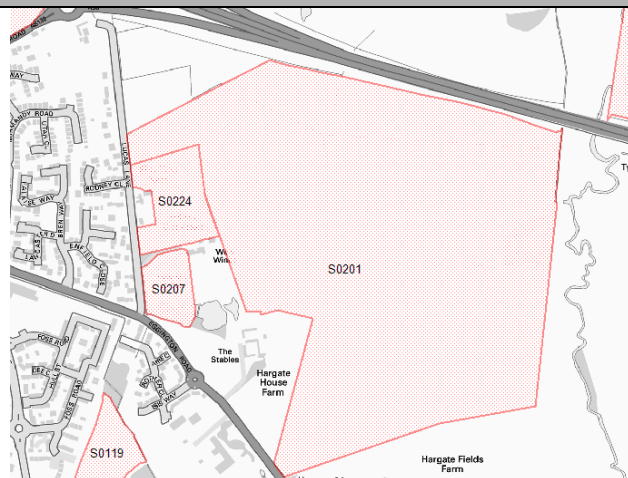
The site comprises agricultural land. It comprises 50.4ha and is currently in single ownership. There is medium developer interest.

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 1km of a Site of Special Scientific Interest, although the site is located to the north of the A50 and A516 interchanges.	- 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?		- County Wildlife Site SD067 Etwell Railway Pond is located within the eastern side of the site. - Potential Wildlife Site SD R260 Elm Tree Farm Meadow is located within the north west of the site and Potential Wildlife Site SD040 Etwell Sewage Works is located within 50m of the eastern boundary of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site 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?		- The site is located more than 600m from the nearest Regionally Important Geological 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 is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a significant contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 110m of the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m of a primary school and a sports pitch and some village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- 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?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away, which provides an evening and weekend bus service. - Some local services and facilities, including the Post Office and village hall are more than 1200m from the site. - There is a footpath adjacent to the site on Egginton Road which would connect the site to the existing village. An established greenway forms the eastern boundary of the site, connecting to the centre of Hilton and to Etwall and Derby.	- 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 the 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?		<ul style="list-style-type: none"> - It is not known what impact development will have 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"> - The site lies within 400m of an hourly bus service - An established greenway forms the eastern boundary of the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available. 	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect). 	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> - Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages. 	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> - A site of this size could potentially deliver new shopping facilities on site.. 	<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters. 	<ul style="list-style-type: none"> - Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		<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 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. 	<ul style="list-style-type: none"> - 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles. 	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> - It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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"> - There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. 	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> - 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. However proximity to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the site. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The majority of the site is located within flood zone 1, however a small amount of the eastern boundary of the site is located within flood zone 2 and 3a. - There is a narrow strip at low susceptibility to flood risk in the northern part of the site and an area at high susceptibility toward the north east 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"> - The site is located within 400m an hourly bus service and more than 1200m from some village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton 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 could affect the setting of Hargate farmhouse a listed building. - Hargate Lodge appears on 1st edition OS and may be a heritage asset - HERS19804 Etwell Ridge and Furrow is located within the north east of the site. - Development will have unknown effects 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.

To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<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 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 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 well contained by existing landscape elements, such as existing development and hedgerows and field trees. And the A50 to the North, existing development and Lucas Lane to the east. - 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

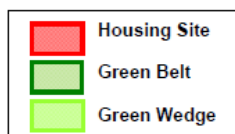
Site: S0207. Site at Hargate Lodge, Lucas Lane, Hilton

Description:

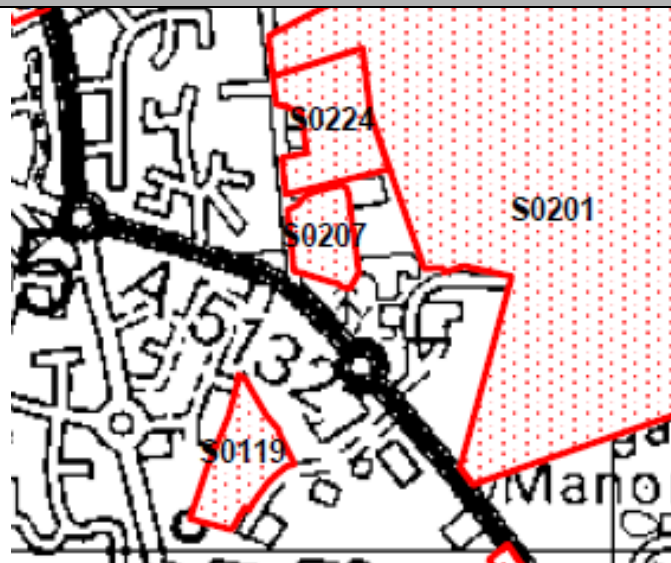
Hilton lies to the north west of the District. The village is 14km to Derby and 16km to Swadlincote.

The site comprises a dwelling and its curtilage. The site 1.48ha, of which, 1.44ha of the site is greenfield and 0.04ha of the site is brownfield (extent of existing dwelling house). The site is currently in single ownership and there appears to be no developer interest on the site currently.

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 located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD067 Etwall Railway Road. - Potential Wildlife Site SD903 Lucas Lane Pond, is located within the southern edge of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local 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 is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Hilton within 800m of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services, including primary school, sports pitch and village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- 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 adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away and provides and evening and weekend service. - The site lies within 1200m of village centre facilities . - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house within 1200m of the site. - There is a metalled footpath adjacent to the site on Lucas Lane and Egginton Road, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards 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.	
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?		- Bus stop is within 400m of an hourly bus service. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involves 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?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is greenfield and development of the site will not regenerate the 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, although there is very limited potential to reuse waste materials on site from the existing dwelling, during the construction phases. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Esure development conform to emerging policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however very limited) 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 = 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. 	
	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 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 - The site contains a very small area of low to medium susceptibility to surface water flooding at the southernmost 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"> - The site is located within 400m an hourly bus service and is within 1200m of the village centre. It is within 2km of an employment area greater than 10ha, at Hilton 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 may affect the setting of Hargate farmhouse a listed building. 	<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 reflect 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. 0.04ha is brownfield and 1.44ha 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 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 Trent Valley Washlands Landscape Character Area. - The site contains field trees and a pond. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as hedgerows and field trees and by Egginton Road to the south and Lucas Lane 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

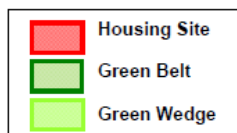
Site: S0224. Site at Elm Tree Farm, Lucas Lane, Hilton

Description:

Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

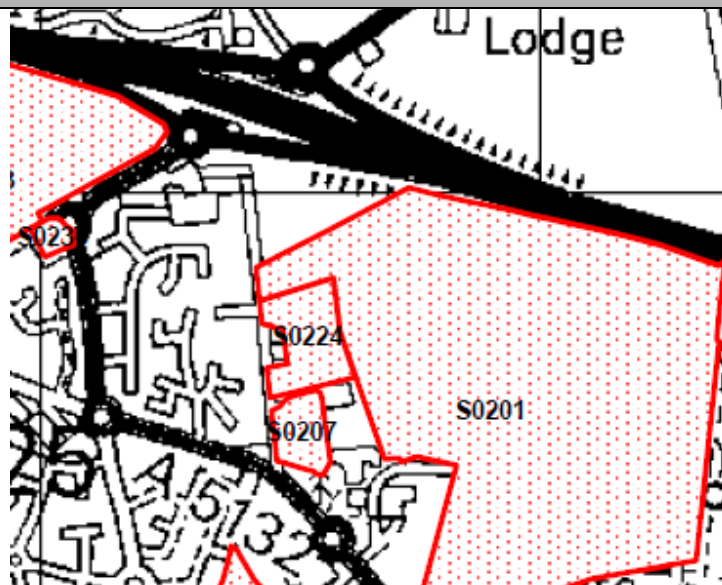
The site comprises pasture lane. It extends some 2.84ha and is currently in single ownership. There is low developer interest.

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 located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 700m of SD067 Etwell Railway Road. - Potential Wildlife Site SD R260 Elm Tree Farm Meadow is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local 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 is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make an on-site contribution toward open space or recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 900m of the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m of key services including village centre facilities, 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?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- 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 potential contamination 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?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service). There is no evening and weekend service. Bus Stop for V1 is within 1200m away. - Site is more than 1200m from some village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a footpath adjacent to the site on Lucas Lane, which would connect the site to the existing village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards 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 in respect of this site by the 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 will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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"> - It is not known whether Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Part of the site is located within the Nitrate Vulnerable Zone. - 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 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 in Flood Zone 1. - There is no indication of 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 an hourly bus service but more than 1200m from some village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. - 	<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"> - Development is unlikely to affect the setting of any listed buildings. - It is unclear if there is potential for below surface archaeology on this site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<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 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 Trent Valley Washlands Landscape Character Area. - There are trees and hedgerow 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 well contained by existing landscape elements, such as hedgerows and field trees. And Lucas Lane 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

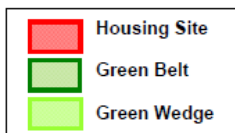
Site: S0299. Land off Derby Road, Hilton

Description:

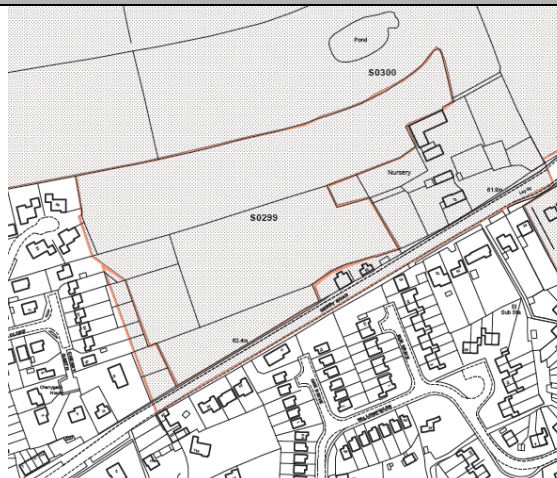
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site comprises agricultural lane, open space and dwellings. The site extends 2.95ha and is greenfield. The site is in single ownership and there is high developer interest.

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- The site is within 1km of Hilton Gravel Pits Site of Special Scientific Interests (SSSI), although this is located to the north of the A50.	- 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 over 1km away at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There 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	- Given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Hilton, 760m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - The site lies within 800m village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metalled footpath adjacent to the site on Derby 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 toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service.. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
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?		- The site is not predominantly greenfield 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 predominantly greenfield, although there may be potential for very limited 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?		- The site is predominantly greenfield, there may be very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - The proximity of the site to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site. 	<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 are very small areas at low to medium susceptibility of surface water flooding in the centre of the site and 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"> - The site is located within 400m an hourly bus service and within 800m of village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<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 listed building - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout of the scheme - Potential for Paleolithic remains within the gravels is suggested by nearby findspots; general potential for prehistoric and Roman archaeology. Recommend archaeological evaluation as part of planning application, including geoarchaeological assessment as a first phase. - Potential impact on heritage assets on Derby road could be mitigated through design and layout, 	<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 Council's 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 well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1b

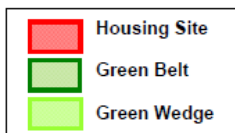
Site: S0300. Land north of Derby Road, Hilton

Description:

Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

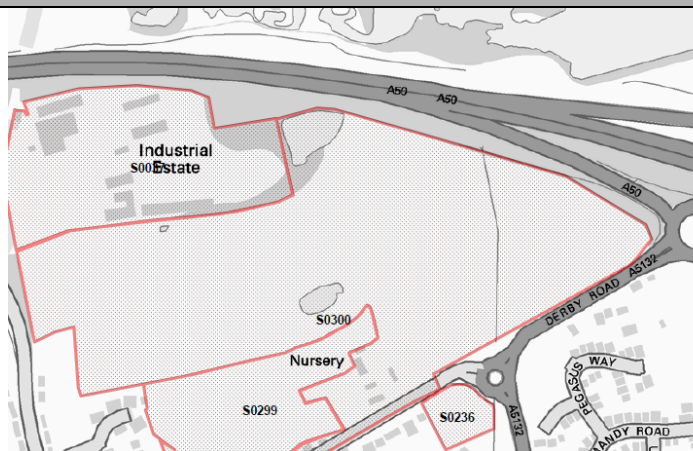
The site comprises agricultural lane, open space and dwellings. The site extends 15.69ha and is predominantly greenfield. The site is in single ownership and there is high developer interest.

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	- The site is within 1km of Hilton Gravel Pits Site of Special Scientific Interests (SSSI), although this is located to the north of the A50.	- 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 over 1km away at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There 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	- Given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Hilton, 760m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre facilities.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- 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?		- The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - The site lies within 800m of village centre facilities. There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metalled footpath adjacent to the site on Derby 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 toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service.. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
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?		- The site is not predominantly greenfield 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 predominantly greenfield, although there may be potential for very limited 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?		- The site is predominantly greenfield, there may be very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses. - The proximity of the site to the A50 could increase noise complaints. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is predominantly greenfield - Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site. 	<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 are very small areas at low to medium susceptibility of surface water flooding in the centre of the site and 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"> - The site is located within 400m an hourly bus service and within 800m of most village centre facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Depot. 	<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 listed building - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout of the scheme - Potential for Paleolithic remains within the gravels is suggested by nearby findspots; general potential for prehistoric and Roman archaeology. Recommend archaeological evaluation as part of planning application, including geoarchaeological assessment as a first phase. - Potential impact on heritage assets on Derby road could be mitigated through design and layout, 	<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 predominantly greenfield. 15.05ha of the site is greenfield and 0.64ha of the 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"> - Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the 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 well contained by existing landscape elements, such as existing development and the A50. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1b

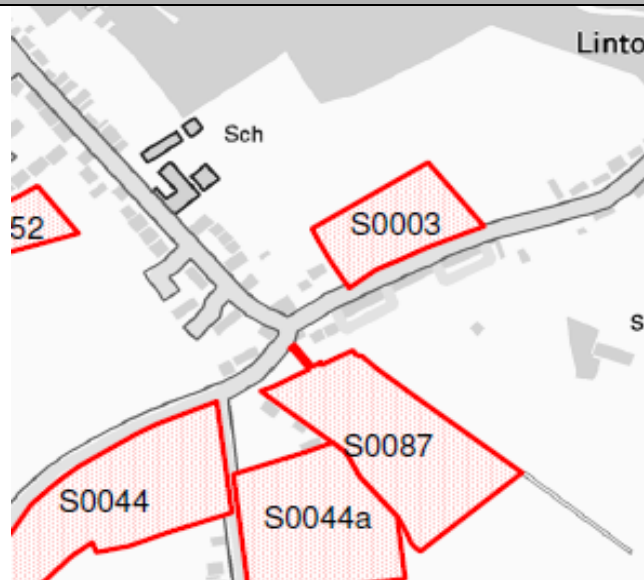
Site: S0003. Site at north side of Linton Heath, Swadlincote

Description:

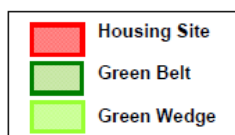
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are several further sites in the village capable of accommodating growth; including sites nearby at Colliery Lane, Heath Close and Sealwood Lane and others at High Street, Windsor Road and off Warren Drive.

This site was previously used as allotments but is now vacant and heavily overgrown. The site area is 0.83ha and no physical, environmental or access constraints have been identified. The site is currently in multiple ownership, however all parties are willing to develop the site for residential use. There is a medium level of developer interest in the site. Planning permission has been granted for residential development (9/2015/0426).



Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. In association with planning consent 9/2015/0426 a possible developer contribution may be required toward water quality management for the River Mease SAC, although the detail of this can only be determined at the reserve matters planning application stage.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- There are no County Wildlife sites within 500m of the site	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Ecology survey submitted with planning application 9/2015/0426 indicates potential for foraging bats, reptiles, nesting birds and Mustelids (possibly polecat) on site requiring further survey work and/or mitigation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- In association with planning consent 9/2015/0426 a commuted sum is to be provided by the developer for off site National Forest planting in lieu of on site tree planting for which there is insufficient space..	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning consent 9/2015/0426 requires that the developer provide 7 affordable housing units as part of the development (30%).	- 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 9/2015/0426 indicates that development will deliver 3 and four bed homes across a range of tenures, including affordable homes.	
	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 pending approval of reserve matters.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to includes provision for travelling communities	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Planning consent 9/2015/0426 requires developer contributions toward off site open space and recreation facilities located within 1200m at Linton Village Hall, or more than 1200m away at Coton Park. - Developer will make contribution toward off site National Forest planting. 	<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 9/2015/0426 includes no requirements for contributions toward medical facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. There are established public rights of way nearby, connecting to the wider network.. 	
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, which will be determined at the reerve matters planning application stage. 	<ul style="list-style-type: none"> - Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - The local highway authority has raised no objections to planning application 9/2015/0426 in this regard. Two off street parking spaces are to be provided per dwelling to discourage on-highway parking. The development is therefore likely to have no impact. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. A developer contribution will be provided toward 5 pupil places at the school in association with planning consent 9/2015/0426.. 	<ul style="list-style-type: none"> - Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of INF6
	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 deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove. 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 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"> - Half hourly bus service to Swadlincote and Burton within 400m - The site is well related to main facilities in the village which are within 800m. - There are some local facilities (including and a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from the site to the village. - Planning consent 9/2015/0426 requires the developer to prepare a Travel Plan for the site to encourage sustainable travel. 	<ul style="list-style-type: none"> - Ensure Development reflects INF2
	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 help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The local highway authority raised no objections in this regard to planning application 9/2015/0426. 	<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 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although Severn Trent Water raised no objection to planning application 9/2015/0426 in this regard. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes. 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?		- As development will comprise a mix of housing types and tenures it is likely to have no impact in this regard.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the village could help sustain existing local shops and services.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning consent 9/2015/0426 does not propose on site shopping provision.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to BNE1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to BNE1
	Will it increase waste recovery and recycling?		- Planning consent 9/2015/0426 does not include provision for waste recovery facilities other than a bin storage area.	
	Will it reduce the proportion of waste sent to landfill?		- Planning consent 9/2015/0426 makes provision for standard household waste bins, but nothing over and above this.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Planning consent 9/2015/0426 does not propose the use of sustainable construction techniques beyond minimum standards set out in the building regulations.	Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in Part g of the building regulations.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme, which will be determined at the reserve matters stage. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - Surface water drains to the River Mease SAC, this integrity of this Sac may be affected by poor water quality and developer contributions may be sought. 	- Ensure development fully conforms with SD1, SD2 and SD3.
	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 adjacent 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 neighbouring land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, and is likely to be classified as Grade 3, good to moderate.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Sites are located outside of areas at fluvial flood risk and there is no indication of surface water flooding.	- Inclusion of SUDS in accordance with SD2 and SD3.
	Will it reduce unmitigated release surface water runoff?		- The submission of detail of the mechanism for dealing with surface water flows is a requirement of planning consent 9/2015/0426 and has yet to be submitted. It is understood that proposals are likely to comprise a holding solution (either swales or tanks) with greenfield runoff rates.	
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?		- There is an hourly or better bus service to Swadlincote within 400m of the site. It is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas.	- 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?		- Planning consent 9/2015/0426 makes no provision for 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 will not affect the setting of a conservation area nor any listed buildings. - No HERS sites are located within the site 	- Ensure development reflects BNE2, INF6 and INF7
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.	- Ensure development reflects BNE2
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- BNE1 will help ensure key landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located within an area of low environmental sensitivity. - The appeal decision in relation to planning application 9/2015/0426 concluded that development would not be unduly intrusive within the locality and there would be limited harm to the character and appearance of the surrounding area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape as proposed in planning application 9/2015/0426, which also proposes additional planting. 	

Version 1a

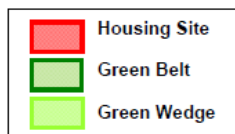
Site: S0044. Land adjacent to Colliery Lane, Linton

Description:

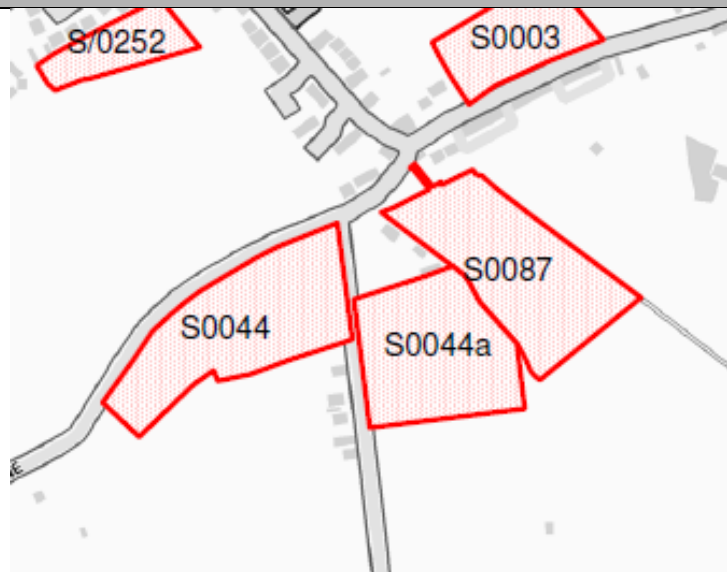
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

This site measures 1.78 ha and is currently in agricultural use and no physical, environmental or access constraints have been identified. It is in single ownership but there is currently 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 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 SD018 Sealwaof Farm Embankments.	
	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 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 provision towards improving open space and leisure provision on site and within 1200m of the site. - Site would deliver informal open space provision through National Forest Tree Planting. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 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"> - Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Overseal 2.5km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. - The site lies adjacent to an established public right of way connecting to the wider network. 	
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"> - There are no identified impacts from site development in respect of this issue 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<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"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to Rightmove - 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"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including and a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - Secondary School provision is The Pingle School in Swadlincote some 7 km from the site. - There are employment opportunities at Cadley Hill and Tetron Point, some 4km from the site. - There is a metalled path from the site to the village. 	<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 help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown, although they are unlikely to be significant, given the scale of the site. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is limited headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
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 - Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality 	- 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 adjacent 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		- Site is greenfield, and is likely to be classified as Grade 3, good to moderate.	- 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 - The site contains areas of medium to high susceptibility to surface water flooding along the North West boundary. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local 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?		- There is an hourly or better bus service to Swadlincote within 400m. The site is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill.	- 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"> - Development will not affect the setting of a conservation area or any listed buildings. - HERS 24107 (Overseal Field Boundary) is located within the site 	- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure facility within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) in 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 located in an area of lower sensitivity according to County Council records. - The site is located within the Mease/Sence Lowlands 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 landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1b

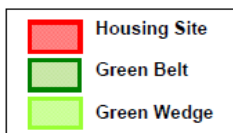
Site: S0044a. Land adjacent to Sealwood Lane, Linton

Description:

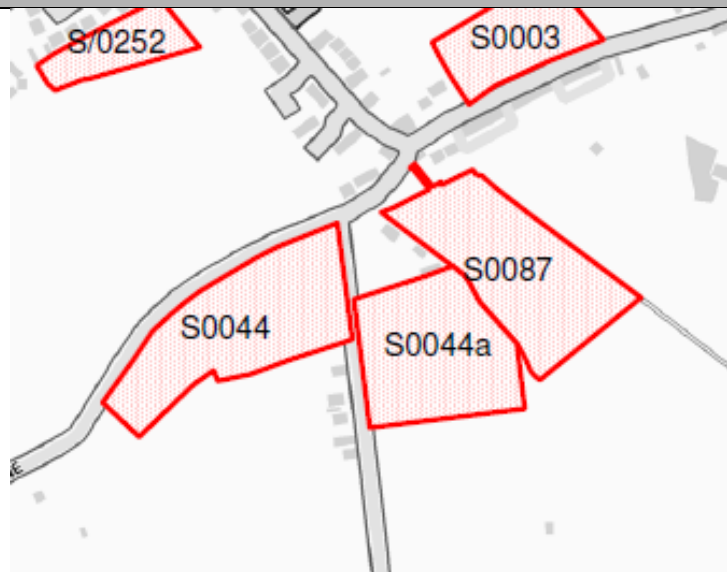
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

This site measures 1.56 ha and is currently in agricultural use and no physical, environmental or access constraints have been identified. It is in single ownership but there is currently 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 including hedgerows and trees wherever possible in accordance with BNE3..
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 300m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	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	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has potential to deliver new or improve existing facilities both on site and 700m away at Linton Recreation Ground - Site would deliver informal open space provision through National Forest Tree Planting and on-site open space provision. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 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"> - There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km) - Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. - Established public rights of way lie within a short distance of the site. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - 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"> - There are no identified impacts from site development in respect of this issue. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<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 deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to Rightmove - 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"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from the site to the village. 	<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 help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - It is not known what affect development will have on highway congestion. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
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 - Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality 	- 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, and is likely to be classified as Grade 3, good to moderate. 	- 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 within the site. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local 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"> - There is an hourly or better bus service to Swadlincote within 400m. The site is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. 	- 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 will not affect the setting of a conservation area but may impact upon setting of Sealwood Cottage a listed building. - No HERS sites are located within the site 	- Ensure development 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 National Forest which is an important cultural and leisure facility within the District. 	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	- Inclusion of landscape character policy (BNE4) in 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 located in an area of lower multiple environmental sensitivity according to County Council records. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

Site: S0050. Land off Windsor Road, Linton

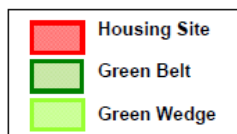
Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are three further sites in the village capable of accommodating growth; the first is located on the north side of Linton Heath, the second is off the High Street, and the third is land adjacent Heath Close, Colliery Lane.

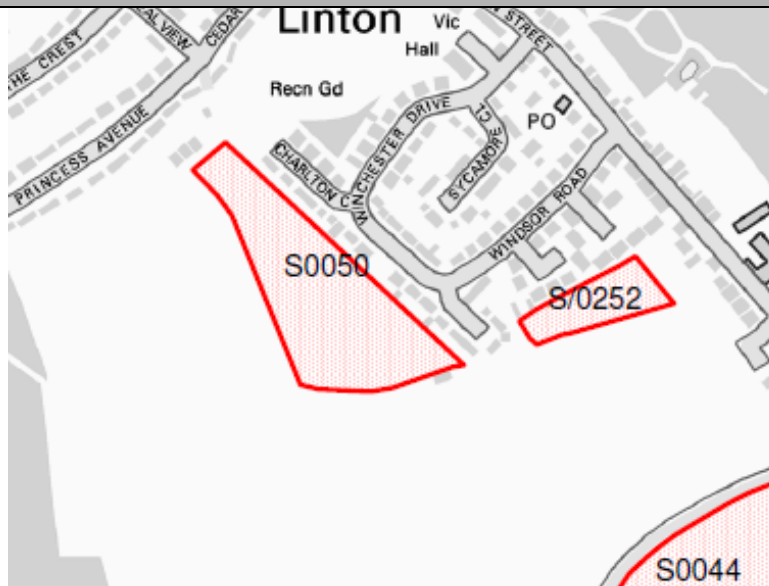
This green field site is agricultural land surrounded by residential development. The site area is 2.15ha and no physical, environmental or access constraints have been identified. The site is in single ownership and there is a medium level of developer interest.

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 including hedgerows and trees wherever possible in accordance with BNE3..
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 500m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No 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 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	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has potential to deliver new on site provision and/or improve existing facilities located at the adjacent Linton Recreation Ground - Site would deliver informal open space provision including through National Forest tree planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 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"> - There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities where these do not have capacity to accommodate growth, 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of the village store/ post office, school and sports pitch/park. - A public right of way passes through the site, connecting to the wider network 	
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"> - There are no identified impacts from site development in respect of this issue 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<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"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove - There is an identified need for affordable housing in this area toward which a site of this scale could contribute. 	<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"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from the site to the village 	<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 help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
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 - Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality 	<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, - Land likely to be classified as Grade 2 (good) or 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 located within flood zone 1. - There is no indication of 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 Local 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"> - There is an hourly or better bus service to Swadlincote is located within 400m of the site. The site is within 800m of the village centre, and is within 4km from the nearest large scale employment areas at Tetron Point and 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 will not affect a conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure development 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 National Forest which is 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) in 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 within an area of lower 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 landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

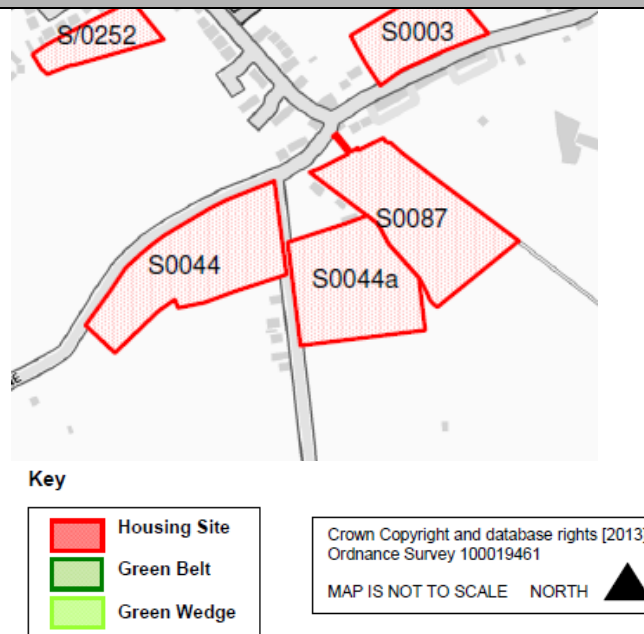
Site: S0087. Land adjacent to Heath Close, Colliery Lane, Linton

Description:

The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are several other sites in the village capable of accommodating growth including nearby sites at Sealwood Lane, Heath Close and Linton Heath, with others off Windsor Road, High Street and Warren Drive.

Robinsons House occupies the north west corner of the site. The remainder is in agricultural use and currently occupied by a caravan, scaffolding and vacant single storey agricultural buildings. The northern part of the site benefits from planning consent 9/2015/1111 for the erection of a bungalow. The site area is 1.75ha and no physical or environmental constraints have been identified, however the access to the site is considered to be constrained as the current access would require widening. The site is currently in single ownership and there is high developer interest in the site.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and 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 including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 300m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	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	Planning consent 9/2015/1111 provides for the development of a bungalow at the northern part of the site. No data has been submitted by site promoters in respect of likely mix proposed on the remainder of the 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	- Planning consent 9/2015/1111 provides for the development of a bungalow at the northern part of the site. Development of the remainder would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has potential to deliver new on site provision or improve existing facilities located 700m away at Linton Recreation Ground - Site would deliver informal open space provision through National Forest Tree Planting 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 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"> - There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km) Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth, 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village store/post office, the village school and sports pitch/park. - The site lies adjacent to an established public right of way connecting to the wider network. 	
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"> - There are no identified impacts from site development in respect of this issue 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<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"> - New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove - There is an identified need for affordable housing in this area - New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHAA prepared by the Authority indicated that the site could be viable for housing development However, further assessment would be required on the viability impact of the access improvements. 	<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"> - Half hourly bus service to Swadlincote and Burton within 400m. - The site is well related to main facilities in the village which are within 800m of the site. - There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled path from opposite the site access point to the village High 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 will help sustain existing local shops, community facilities and could support existing public transport provision locally. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - The site is within 400m of a half hourly bus service between Linton and Swadlincote. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
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. - Apart from the proposed bungalow, which is the subject of planning consent 9/2015/111, the contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is mainly greenfield and there is very limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No - Surface water drains to the River Mease SAC, the integrity of this Sac is affected by poor water quality 	<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 mainly greenfield, and is likely to be classified as 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"> - Site is located within flood zone 1. - The site contains a substantial 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 Local 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"> - There is an hourly or better bus service to Swadlincote within 400m. The site is within 800m of the village centre, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and 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 will not affect the setting of a conservation area but may impact upon setting of Sealwood Cottage a listed building. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure development 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 National Forest which is an important cultural and leisure facility 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 mainly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) in 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 located in an area of multiple sensitivity according to County Council records. 	
	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 elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

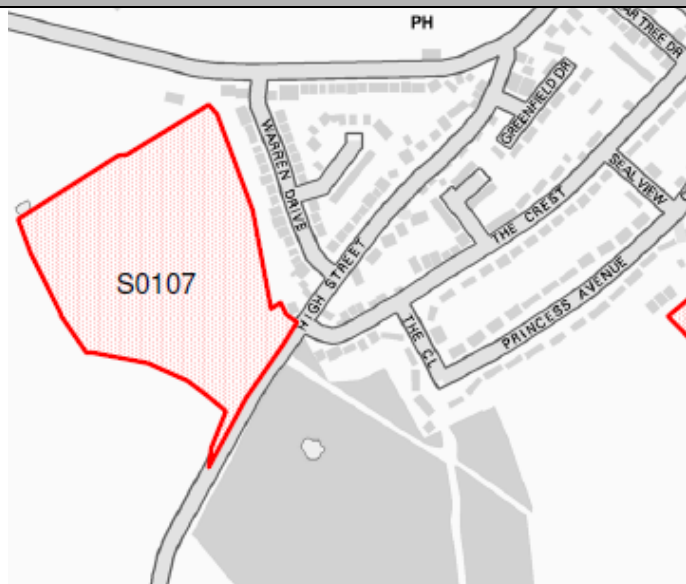
Site: S0107. Land off High Street, Linton

Description:

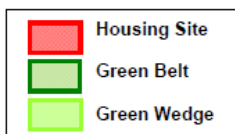
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are three further sites in the village capable of accommodating growth; the first is located on the north side of Linton Heath, the second is off Windsor Road, and the third is land adjacent Heath Close, Colliery Lane.

This site comprises agricultural land and domestic curtilage. There are footpaths that cross the site. The site area is 4.84ha and no physical, environmental or access constraints have been identified. The site is in single ownership and there is a medium level of developer interest in the site. Site has outline (9/2013/0689) and reserve matters planning consent for residential development (9/2015/1124).



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 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 SD166 (Netherseal Colliery Line)) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	No	- Evidence submitted with planning application 9/2013/0689 indicates that there is a Great Crested Newt breeding pond some 80m from the site. Hedgerows and ditches along the eastern boundary of the site present potential sheltering and foraging habitat. There is also some hibernation habitat along the southern edge of the site. Mitigation proposed to ensure that no protected species will be harmed and compensatory habitat provided to mitigate habitat loss.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2013/0689 indicates that the development will include a diverse range of habitats including additional native trees, grassland and hedgerows. There will be 20% on-site woodland planting in accordance with National Forest requirements.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site 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?	Yes	- Planning application 9/2013/0689 indicates that development will provide a mix of housing to meet the needs of the area. Other than extent of affordable housing, overall mix to be determined at the reserved matters planning application stage	
	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. This will be determined at the reserved matters planning application stage.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	

	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	
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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - The development will include the provision of an area of public open space measuring approximately 1.20 hectares, which would also include a play area, located towards the middle of the site and a balancing pond at the southern corner. 	<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 9/2013/0689 does not make provision for developer contributions toward healthcare facilities. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is located within 800m of the village sports pitch/park and within 1200m of the store/post office, village hall and school. Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage. 	
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"> - In relation to planning application 9/2013/0689, the Crime Prevention Design Adviser has no issues with the principle of residential development in this area and supports the intended location of the area of public open space and play area as it would integrate better into the development and have better supervision. 	<ul style="list-style-type: none"> - Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - The Transport Assessment submitted with the outline planning application indicated a very low incidence of road accidents, indicating that the development of the site does not present a material road safety issue. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupils attending the school with a capacity of 260. - Planning consent 9/2013/0689 does not require developer contributions toward the provision of additional school places. 	<ul style="list-style-type: none"> - Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of INF6
	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 will deliver new affordable housing in this area, for which there is an identified need in this area. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with 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"> - Bus service more frequent than hourly, but the nearest bus stop is within 800m from the site. - The site lies within 1200m of the village centre. - There are some local facilities (including convenience store/post office, a primary school, village hall, convenience shop, outdoor sports provision and a mobile library service). - There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary. Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage. 	<ul style="list-style-type: none"> - Ensure Development reflects INF2
	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"> - Conditions and obligations associated with planning consent 9/2013/0689 make provision for open space provision. Development will help support the existing store and post office in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - The Transport Assessment submitted with planning application 9/2013/0689 indicates that there are no material traffic impacts associated with the residential development of this site. The local highway authority considered the TA to be robust. 	<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"> - There is a half hourly bus service between Linton and Swadlincote, within 800m of the site. - There is no established off road cycle route adjacent to the site. - Planning consent 9/2013/0689 includes a Framework Travel Plan to encourage sustainable travel and the developer will provide an on site contribution toward the delivery of the greenway network. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - There is no headroom at Coton Park WWTW although development proposed under planning consent 9/2013/0689 does not require any contribution toward additional capacity. - Planning application 9/2013/0689 indicates that there are no concerns or engineering difficulties anticipated with serving the new development with gas, water, electricity or telecommunication connections. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing village store, post office and other services located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2013/0689 does not make provision for the development of shops and services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - Site has a Building For Life score of 14 (subject to conditions)	- Ensure development conforms to BNE1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to BNE1
	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,	
	Will it help ensure water resources are used efficiently?		- Development will meet minimum standards in respect of water efficiency as set out in Part G of the building regulations (125l/p/d) for domestic dwellings.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no effect on water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with SD1, SD2 and SD3.
	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 adjoining 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, Planning application 9/2013/0689 indicates that almost half of the land is of moderate quality in sub-grade 3b. The rest is of best and most versatile quality in grade 2 and sub-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"> - The site is located within flood zone 1. - There is no indication of surface water flooding within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS in accordance with SD2 and SD3.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and a SUDS solution is incorporated. The Drainage proposals submitted with reserve matters planning consent(9/2015/1124) indicate on site attenuation ponds with outflows controlled via flow control chambers. 	
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 half hourly bus service, within 800m of the site. A two hourly service runs within 400m of the site. - The site is within 1200m of the village centre and within 4km of the nearest major employment areas at Tetron Point and Cadley Hill. - There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary. 	<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 is unlikely to 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"> - Development will not 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 development reflects BNE2, INF6 and INF7
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 National Forest which is an important cultural and leisure resource within the District 	<ul style="list-style-type: none"> - Ensure development reflects BNE2
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"> - BNE1 will help ensure key 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 Mease/Sence Lowlands Landscape Character Area. - Planning application 9/2013/0689 proposes the retention of existing landscape features such as hedgerows and trees. - Planning application 9/2013/0689 indicates that the development will include a contribution toward National Forest planting 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. New trees and hedgerows will assist in the integration of the development. - Planning application 9/2013/0689 indicates that hedgerows, trees or other landscape elements will contribute towards integrating new development into the landscape. - It indicates that the development will provide a central green corridor. 	

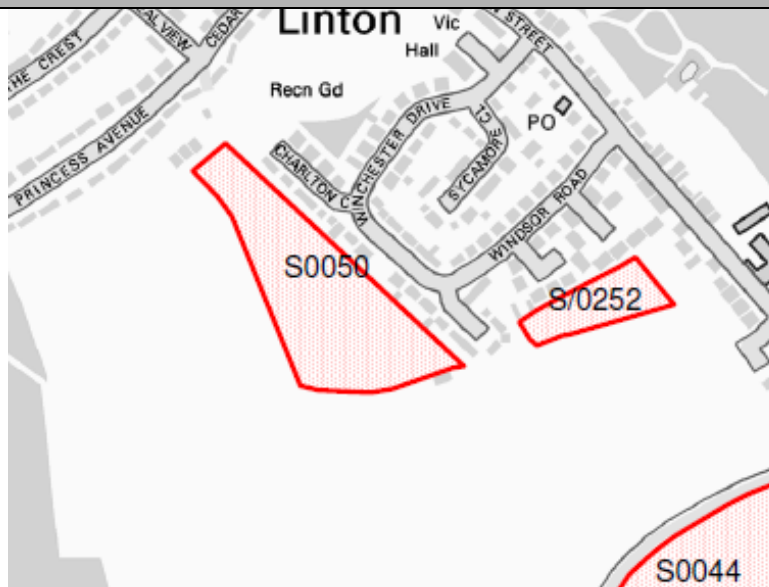
Site: S0252. Land to the Rear of 76 Main Street, Linton

Description:

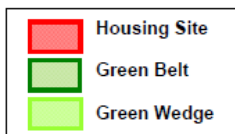
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

There are a number of further sites in the village capable of accommodating growth.

This site comprises Residential land, vacant workshop and greenfield land. The site area is around 0.54ha of which around a third is identified as brownfield. There are no physical, or environmental constraints identified although access is constrained. 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	- 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 including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- No County Wildlife Sites have been identified within 500m of this site	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would not contribute towards the delivery of affordable housing to meet local needs due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, however due to the size of the site development would not deliver affordable housing. . Although given the local plan requirement development will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development has limited potential to deliver new or improve existing facilities located within Linton Recreation Ground - Site could deliver informal open space provision through National Forest tree planting. 	<ul style="list-style-type: none"> - Ensure new development conforms with policy INF8 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"> - There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities where these do not have capacity to accommodate growth, 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no defined village centre in Linton - Site is located within 800m of the village hall, the village school, the store and post office and sports pitch/park. 	
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"> - Development will have uncertain effects in respect of the highways safety within the village, it is unclear whether an adequate visibility splay could be provided onto Main Street 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260. 	<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"> - Homes are relatively affordable in this area standing at £147,031 in May 2015 according to rightmove - There is an identified need for affordable housing in this area - The site would not provide affordable housing due to the size of the site. 	<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 800m of the village centre. - There are some local facilities (including and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a twice hourly bus service within 400m of the site which serves Burton and Swadlincote. Evening and bank holiday services are less frequent. - Site is not served by an existing footpath and it is unclear whether a footpath could be delivered on this site. 	<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"> - No information provided, but a site of this scale is unlikely to deliver significant new services or facilities on site or support the provision of additional public transport 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?		<ul style="list-style-type: none"> - The impacts of the development of this site on highway congestion are unknown. 	<ul style="list-style-type: none"> - Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is twice hourly bus service within 400m of the site. However, evening services are more limited. - There is no established off road cycle route adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development, although it is likely that development on this scale could be accommodated. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. 	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing rural shop and other services in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is part previously developed and will provide limited potential to regenerate an existing area. - The contribution this site could make in respect of urban design is unknown and will be determined by the detailed layout, design and construction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development is partially brownfield. It is unclear whether existing materials are available on site which can be reused on site.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Site is partially brownfield so there may be some potential for re-use of 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 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 may be potential to reuse demolition waste onsite.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 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 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 partially brownfield and could allow some intensification of use on this part of the site - Greenfield land component of the site is likely to be good quality agricultural land Grade 2 or 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"> - The site is located within flood zone 1. - There is low susceptibility to surface water flooding at the western end 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 Local 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 the village centre, although the site is within 4km of the nearest large scale employment areas. 	<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 will not affect the setting of a conservation area or listed buildings. - No HERS sites are located within the site. 	<ul style="list-style-type: none"> - Ensure development 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 National Forest which is 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 around one third brownfield and two thirds greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) in 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 	
	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 elements, such as existing development, and outgrown hedgerows to the south. - Hedgerows, 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

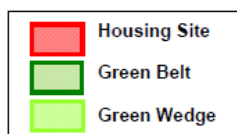
Site: S0283 Land south of Caldwell Lane, Linton

Description:

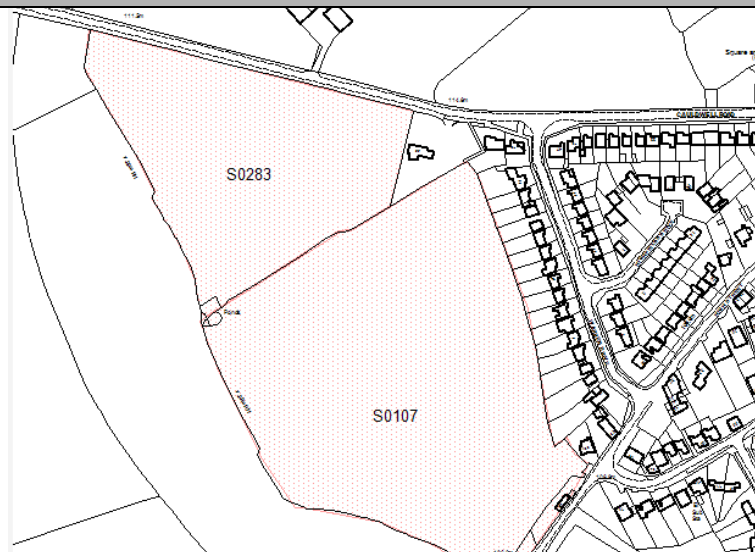
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

The site comprises greenfield land. It extends some 2.56ha. There is high developer interest and the site is within multiple ownership. A planning application for housing development, 9/2015/0757, was refused and a subsequent appeal dismissed.

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 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 SD166 Netherseal Colliery Lane	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2015/0757 indicated that the pond in the south west corner of the site was to be retained and the management regime relaxed to provide better quality terrestrial foraging habitat. Sections of hedgerow will be lost along the northern boundary, but compensated for through additional planting along the western boundary. Two trees would be lost on site. There is a proposed off-site contribution to National Forest planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning application 9/2015/0757 indicated that some 30% of all dwellings delivered on the site would be affordable.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type, including 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.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Planning application 9/2015/0757 indicated that the site could deliver a LEAP and areas of informal open space. Contributions toward off-site National Forest tree planting were also proposed.	- Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- There is no defined village centre in Linton - Site is located within 1200m of the village hall, the store and post office and sports pitch/park, but more than 1200m from the village 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?		- Refused planning application 9/2015/0757 omitted the inclusion of a footway along Cauldwell Road and this was unacceptable to the local Highways Authority.	
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, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.	- 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?		- Homes are relatively affordable in this area standing at £147,031 in May 2015 according to rightmove - There is an identified need for affordable housing in this area and the site can deliver new affordable housing units.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 1200m of the village hall, the store and post office and sports pitch/park, but more than 1200m from the village school. There is a mobile library service. - The nearest major employment sites are at Tetron Point and Cadley Hill in Swadlincote, more than 3km from the site. - There is a twice hourly bus service within 800m of the site serving Burton and Swadlincote. Evening and bank holiday services are less frequent. A two hourly service connecting to Swadlincote and Burton operates within 400m of the site. - Site is not served by an existing metalled footpath along Cauldwell Road and it is unclear whether a satisfactory footpath could be delivered.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local facilities and bus 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 traffic congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service within 800m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Coton Park WWTWs is operating above capacity although Severn Trent Water raised no objection to application 9/2015/0757. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing rural shop and other services in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2015/0757 proposed no additional shops or services within the site. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design is unknown and will be determined by the detailed layout, design and construction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- It is unclear whether development could support the use of locally available materials.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Development has little or no potential to reduce consumption of materials on site during construction.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support the delivery of new waste recovery and 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?		- This is a greenfield site and will not reduce the need for primary minerals.	
	Will it help ensure water resources are used efficiently?		- It is uncertain whether developments will include water efficiency measures to deliver the water efficiency beyond that set out in part G of the building regulations (125i/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 contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring 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		- Site is greenfield land and is likely to be good quality agricultural land Grade 2 or 3A	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - There is no indication of surface water flooding on the site. 	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local 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"> - Site is located within 800m of a half hourly bus service and within 400m of a two hourly bus service. - Site is located within 1200m of the village centre and is more than 2km from the nearest large scale 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"> - Development will not affect the setting of a conservation area or listed buildings. - No HERS sites are located within the site. - The Cultural Heritage Assessment submitted with refused planning application 9/2015/0757 concluded that there are no recorded heritage assets within the application site. There is some potential for buried archaeological deposits dating to the medieval and post-medieval periods and these would likely relate to agricultural activity. It is anticipated that some further work may be required in relation to the potential for buried archaeological resource because of the moderate potential for medieval or post-medieval remains within the inner study area. This could be addressed through the use of planning conditions. 	- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.

To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield.	- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is within the Mease Sence Lowlands landscape character area. - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity, however, consideration of the site in the context of planning application 9/2015/0757 indicates that development would have an unacceptable landscape impact.. -	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- In considering planning application 9/2015/0757 it was concluded that the proposed development, would be highly visible with no actual buffer zone between open countryside and the urban settlement. Within the locality the small-scale fields with mature hedgerows and occasional mature trees are remnants of pre-mining industry countryside which have not been incorporated into larger, modern field patterns. These are important and are of higher quality than many other areas of open countryside in the vicinity. The application field is one of the few remaining smaller fields within this local character area. The proposal was appear as a condensed development on the fringe of a village settlement in a rural locality that forms an important gateway into and from the village. Consequently, it is considered the proposed development would have a significant visual impact. -	

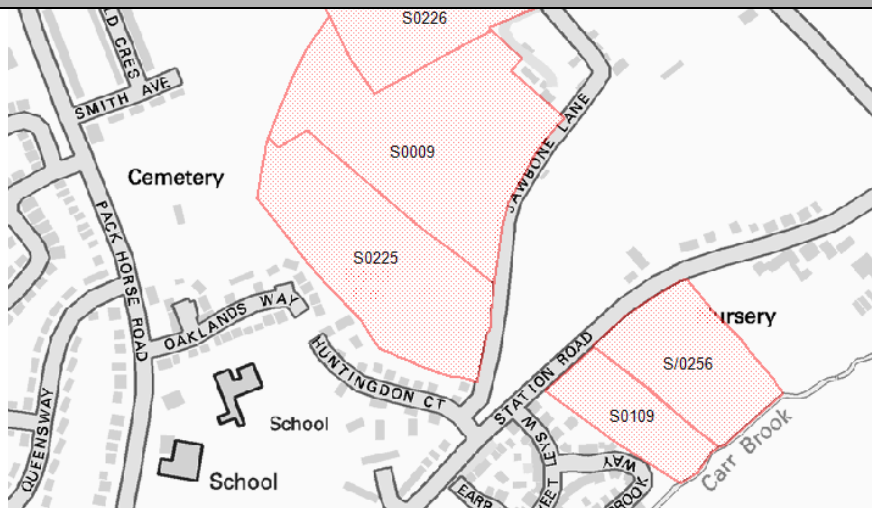
Version 1a

Site: S0009. Jawbone Lane, Melbourne

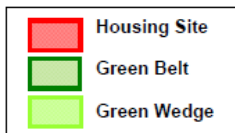
Description:

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

The site comprises agricultural land. It extends some 3.18ha and is currently in single ownership. There is high developer interest. A planning application for residential development on the site, 9/2014/1145, was refused. However, the proposal was the subject of a subsequent appeal, which was upheld.



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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	- County Wildlife Site SD137 Melbourne Railway is within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Planning application 9/2014/1145 identified potential for bat and breeding birds on site, and appropriate mitigation is proposed. Hedgerows (a BAP habitat) is located on site but will be retained through development	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning consent 9/2014/1145 proposed tree planting on the site. However the consent is outline with all matters reserved.	
	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. Outline consent 9/2014/1145 provides 30% affordable housing on site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline planning consent 9/2014/1145 states that the site would deliver a range of dwelling sizes, types and tenures.	
	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?		- Outline planning consent 9/2014/1145 makes provision for an area of open space will be provided 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 health authority has requested financial developer contributions toward local healthcare facilities in association with planning application 9/2014/1145. Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3 km from the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of primary school provision (both schools), is within 1.2km of the village centre, and however is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The Crime Prevention Design Advisor has raised no objections to planning application 9/2014/1145. However, impacts will be largely determined by detailed design and layout of development – outline application is for all matters reserved. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- He transport assessment submitted alongside the application indicates that there were two accident on station road. No further accidents are recorded in the vicinity. No objections have been raised by the local highway authority in this regard in respect of planning application 9/2014/1145.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210. - Planning consent 9/2014/1145 provides for developer contributions to fund twelve primary school places, nine secondary school places and four post 16 places..	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would deliver affordable housing. Outline consent 9/2014/1145 states that 30% affordable housing would be provided 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 1.2km of the village centre. An hourly bus service is provided along Packhorse road, accessible within 400m of the site via public footpaths and the cemetery. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1145 requires developer contributions toward education and healthcare provision. - No public transport improvement proposals.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1145 indicated that any impacts on the local and strategic highway networks will be negligible and this has been accepted by the local highway authority.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service within 400m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Severn Trent have indicated that some local capacity improvements may be required to the sewerage network to accommodate growth, although no objection was raised to planning application 9/2014/1145 in this regard. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1145 was for all matters reserved.	- Ensure development conform to emerging Policy BNE1 of the part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 with this information provided by site promoters). - No contribution toward waste recycling facilities is to be provided in association with planning consent 9/2014/1145.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Outline application 9/2014/1145 stated that the proposed development will be designed to achieve compliance with Part L1a of the 2010 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 that the use is below what is required by part G of the building regulations. - Outline application 9/2014/1145 proposed a SUDS scheme.	

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. - Development could lead to increase noise complaints as a result of the proximity of sites to East Midlands Airport and the Donington Park Race Circuit, however, planning consent 9/2014/1145 proposes noise mitigation measures to address this. 	
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. - Land is likely to be Best and Most Versatile Agricultural Land (Grade 2). However, the officer report regarding planning application 9/2014/1145 indicates that the site is not in arable use and there is no evidence that it has been recently used for food production. As such it is unlikely that development of the site would result in the loss of useful 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 located within flood zone 1, as confirmed in the Flood Risk Assessment submitted with planning application 9/2014/1145. - 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 1200m of the village centre and is within 400m of an hourly bus service. The site however is in excess of 4km of the nearest large scale 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"> - Although sites in close proximity to Kings Newton Conservation Area and Listed Buildings, in upholding the appeal in relation to planning application 9/2014/1145, the Inspector concluded that the proposal to develop 60 homes on the site would lead to less than substantial harm to heritage assets. - No HERS sites are located within the site - In considering planning application 9/2014/1145, the Development Control Archaeologist found that was of low archaeological potential. 	<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 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 Assessment. - In considering the appeal relating to planning application 9/2014/1145 the Inspector concluded that the proposals would not result in unacceptable harm to landscape character. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Hedgerows, trees or other landscape elements, such as existing development, roads and hedgerows. - This land parcel could contribute towards green infrastructure provision. - Outline planning application 9/2014/1145 proposed planting, open space and a pond on the site and retention of the existing hedge on Jawbone Lane. However uncertain effects are identified due to the landscape component of the site being reserved for a reserved matters application. 	

Version 1a

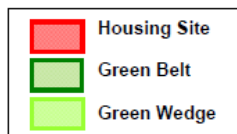
Site: S0108. Land fronting Blackwell Lane, Melbourne

Description:

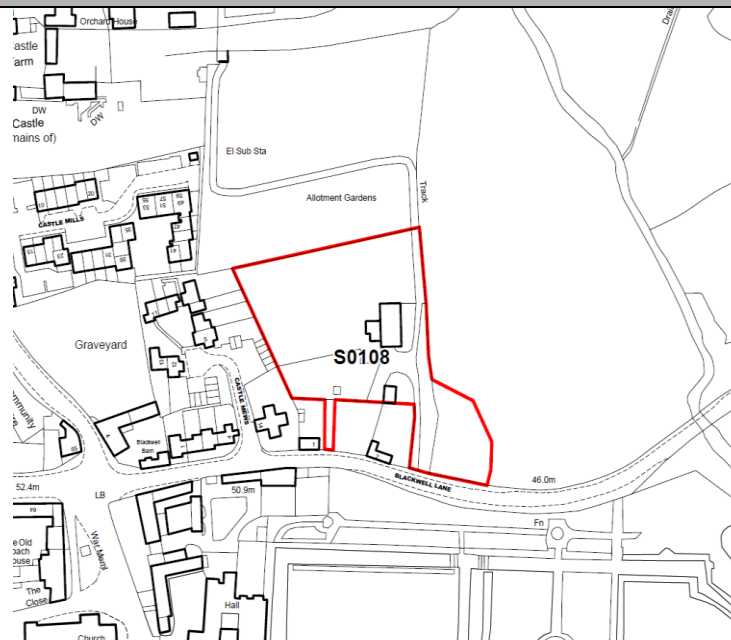
Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north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

The site comprises agricultural land and allotments. It extends some 0.56ha. The site is in single ownership and a planning application for residential development, 9/2014/1013, for the development of 15 houses has been submitted and has been refused planning consent. It is currently the subject of a planning appeal.

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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 170m of SD229 Melbourne Pool County Wildlife Site	
	Could development affect protected species or BAP priority species?	No	- No historic records held indicating protected or BAP species within 100m of the site. Potential for Reptiles and GCN/reptiles on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Outline application 9/2014/1013 currently proposes limited tree planting on site. However the landscaping of the scheme will be dealt with at reserved matters application stage.	
	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	- As only 15 dwellings are proposed the site would not yield 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	- Outline application 9/2014/1013 does not propose a range of tenures.	
	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?		- Outline application 9/2014/1013 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Melbourne within 600m of the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, within 1200m of the both primary school and recreation ground (however part of this journey will be made by a PROW)	
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 – this would be dealt with at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		The Transport Assessment submitted with planning application 9/2014/1013 indicates that development would not exacerbate existing or introduce new road safety problems on adjacent roads. Highway safety did not feature among the reasons for refusal of the planning application.	
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 1676 pupils attending the school with a capacity of 1650 However a new secondary school is proposed in the northern part of the District. Melbourne Infants School is nearing capacity with 202 pupils attending the school which has a capacity of 210 pupils - Melbourne Junior School is at capacity with 257 pupils attending the school which has a capacity of 235 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?		- Development would have an uncertain effect. No affordable housing is proposed.	- 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 not immediately adjacent to the existing village. The site is within 800m of the village centre. A half hourly bus service to Derby is provided within 400m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/0145 states that the developer could provide contribution towards the following (the level of contribution would be agreed up between the applicants and the Council), - recreation, health, education, civic amenity, libraries, waste recycling, transport.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1013 indicates that the development will have no detrimental impact on the local highway network. Transport did not feature among the reasons for refusal of the planning application.	- 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 half hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is due to be in place by the end of 2018.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Site will act in combination with other housing sites to consistently deliver new homes and construction jobs which could reduce unemployment over the plan period.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site. No such provision is proposed in planning application 9/2014/1013.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Detailed design would be submitted at reserved matters stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites. Outline application indication potential developer contributions towards civic amenity and recycling provision.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the 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. - Outline application 9/2014/0287 proposes a SUD scheme on the site.	

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. - Development could lead to increase noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield. - Land is likely to be very good agricultural land or Grade 2. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1 - A large part of the site is 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 within 800m of the village centre . - A half hourly bus service to Derby is within 400m of the site. - The nearest major employment site is at DHL, more than 4km from 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"> - Development will affect the Melbourne Conservation Area, within which it lies entirely, and the setting of listed buildings to the west and south of the site. - Most of the site lies within an Area of Archaeological Significance. - Melbourne Hall Historic Garden is located to the south of the site (is separated by a road) - An Ancient Monument is located to the north 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"> - Development would lie within the Conservation Area and close to Listed Buildings and an Ancient Monument. 	<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 lies adjacent to a field to the east and allotments to the north. - To the southern and western boundaries adjoin domestic gardens. Blackwell forms part of the southern boundary. - Planning application 9/2014/1013 proposes a landscape frontage for the development. - Full details on the landscaping scheme would be dealt with under reserved matters application. 	

Version 1a