

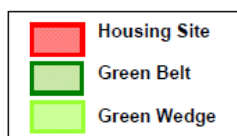
Site: S0154. Land to the Corner of Linton Road and Coton Lane, Rosliston

Description:

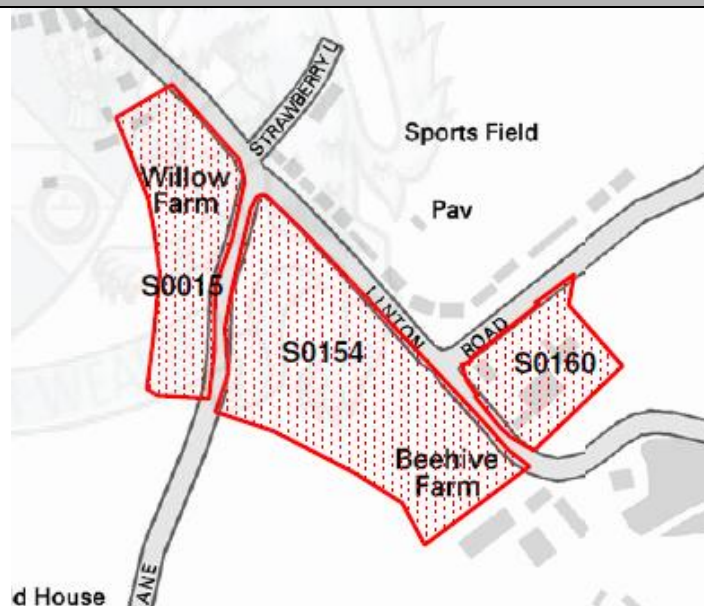
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a predominantly linear settlement surrounded by countryside.

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

Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision, both on-site and within 1200m. - 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 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 could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site, where needed. The nearest GP is located within Rosliston, within 500m of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is within 800m of services, including doctor's surgery, convenience shop, post office, sports pitch and primary school. 	
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"> - According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830. 	<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 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 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located adjacent to the existing village. Bus stops are located adjacent to the western boundary of the site on Coton Lane, although services are less than hourly and do not run after 7pm. - There is no Sunday service. - There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground). - There is no metalled footpath on the same side of the road as the site, on Main Street or Coton Lane, 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that a site of this scale would deliver 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?		<ul style="list-style-type: none"> - The affect on highway congestion is unknown, although it is unlikely that a site of this scale would have a significant 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"> - There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 3, good to moderate quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1. - There is no indication of 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 not located within 800m of an hourly bus service. - The are village centre facilities (post office , convenience store, doctors surgery) within 800m. - The site is more than 4km from the nearest major employment area. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There are no nearby Listed Buildings or Conservation Areas. - No HERS are located within the site. HERS25004 (Malthouse Farm, Ridge and Furrow) is located within 300m to the south west of the site. - No known archaeological issues. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the 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) 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 - Existing hedgerows along the east and west boundary of the site - 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 hedgerows, existing housing development lies to the north west 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. 	

Version 1a

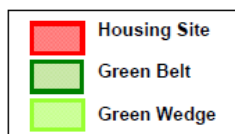
Site: S0157. Land between 63 & 71 Main Street, Rosliston

Description:

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

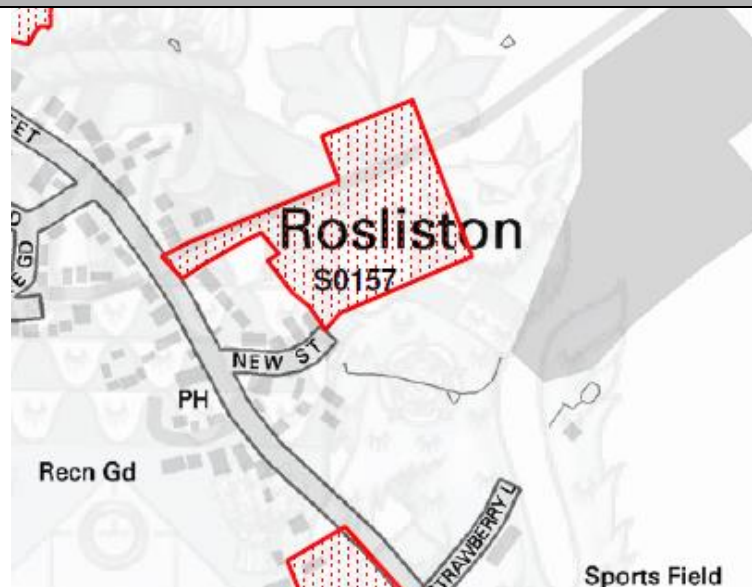
This site comprises agricultural land with public rights of way along the southern edge of the site. The site area is 1.41ha and no physical or environmental constraints have been identified on the site. The site is in single ownership and there is a medium level of developer interest.

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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision, both 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 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 contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 200m of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is within 800m of services, including doctor's surgery, convenience shop, post office, primary school and sports pitch 	
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"> - According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830. 	<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 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 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located adjacent to the existing village. Bus stops are located approximately 100m from the site on Main Street, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office). - There is a metalled footpath on Main Street which could connect the site to the surrounding area, 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development of this scale would have an uncertain impact. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - SuperFast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 surface water flooding on the majority 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 not located within 800m of an hourly bus service. - Village centre services (convenience store, post office) are within 800m. - The site is more than 4km from the nearest major employment location. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There closest listed building Grade II* Church of St Mary's, Main Street is located within 450m of the site to the west. - No HERS sites are located within the site. HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 350m to the west of the site and HERS25001 St Marys Church is located within 350m to the west of the site. - Unknown potential for in ground archaeology - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the 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) 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 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 trees on its eastern boundary, existing development on its southern boundary and contained by either a track road on trees on its western boundary. The site is open to the north - 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

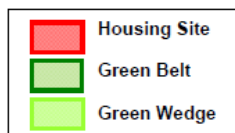
Site: S0160 Linton Road, Rosliston

Description:

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

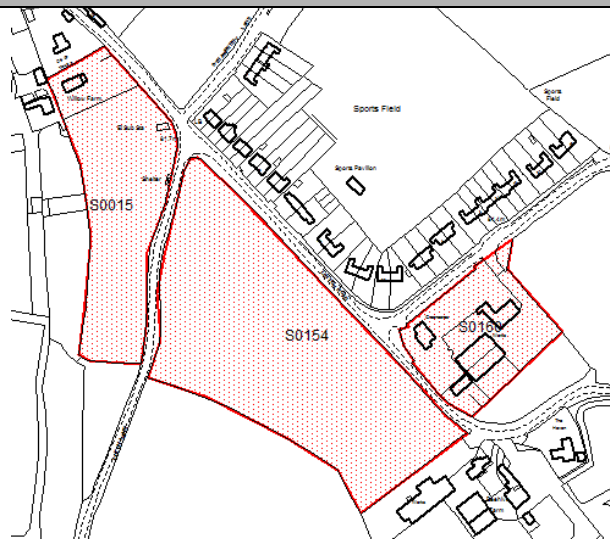
The site is brownfield comprising a mix of residential and industrial units. The site is 0.72ha and is constrained by the buildings on the site. The site is single ownership and there is no developer interest in the site.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site. - 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 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 contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 650m of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is within 800m of services, including doctor's surgery, sports pitch, convenience shop and post office and within 850m of Rosliston C of E Primary school. 	
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"> - According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830. 	<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"> - The site would make no contribution towards the provision of affordable housing sue the sites size. - 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"> - Bus stops are located within 300m from the site on Coton Lane, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office, doctor's surgery).. - There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area. 	<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 sports provision in Rosliston. 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?		<ul style="list-style-type: none"> - Development would have an uncertain impact on highways. 	<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 no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - As this is a brownfield site redevelopment is likely to have no discernible impact. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development may lead to reduced noise pollution given the established commercial use. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is brownfield and would not lead to the loss of productive 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 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 does not lie within 800m of an hourly bus service. - The site is located within 800m of services, including doctor's surgery, convenience shop and post office. - The site is more than 4km from the nearest major employment area. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There are no nearby listed buildings or conservation areas. - No HERS sites are located within the site. HERS18012 Cauldwell Ridge and Furrow is within 700m of the site to the north east and HERS25004 Malthouse Farm, Ridge and Furrow is within 450m of the site to the south west. - Impacts could be dependent on the detailed design and layout of the scheme 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the 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 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. - Two trees with TPO 74 are situated in the west of the site. - 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 roads to the west and south, hedgerows to the north and hedgerows and a fence to the east. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

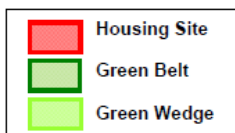
Site: S0175. Site at Burton Road, Rosliston

Description:

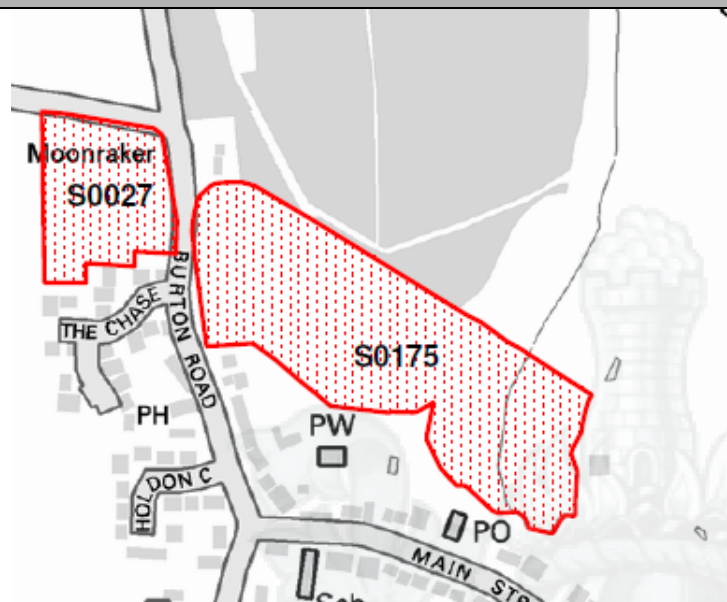
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

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

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Planning application 9/2016/0293 proposed on site open space provision. - 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 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 could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 300m of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch. 	
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"> - The local highway authority raised no objections to planning application 9/2016/0293 in this respect. 	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> - According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830. - Planning application 9/2016/0293 indicated willingness to contribute toward education provision if needed. 	<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"> - Planning application 9/2016/0293 proposed to provide 30% affordable housing. - There is an identified need for affordable housing in this area 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located adjacent to the existing village. Bus stops are located within 400m from the site on Main Street, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground). - There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area. 	<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 sports provision in Rosliston. 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?		<ul style="list-style-type: none"> - In considering planning application 9/2016/0293 it was concluded that the development would not result in a material increase in traffic through the village and no objection was raised by the local highway authority in this respect, although it must be borne in mind that this application was for the development of only part, rather than the whole of, the site. 	<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 no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme. Nitrate Vulnerable Zone = Yes Ground Water Protection Zone = No 	<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 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> Site is greenfield The site is likely to be Grade 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 an area of high susceptibility to surface water flooding toward the east of the site. 	<ul style="list-style-type: none"> Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> New development would be required to conform to existing requirements to retain runoff rates at greenfield levels. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> The site is not located within 800m of an hourly bus service. There are village centre services (convenience store, post office) within 800m. The site is within 4km of the nearest major employment area at the Roger Bullivant premises on Walton Road. 	<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 considering planning application 9/2016/0293, it was concluded that the proposed development would be harmful to the significance of Grade II* Church of Saint Mary's, Main Street which is adjacent to the southern boundary of the site. It was also found that it would be harmful to designated and non-designated heritage assets. No HERS are located within the site. However HERS2505 Rosliston, Ridge and Furrow is located within 20m of the western edge of the site, HERS25001 St Marys Church is located within 50m to the south of the site and HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 50m to the south of the site. 	<ul style="list-style-type: none"> Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> Development could improve access to the 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) 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 Mease/Sence Lowlands Landscape Character Area In considering planning application 9/2016/0293 it was concluded that site represented a valued landscape and that the proposal would represent an unwarranted intrusion into the countryside beyond the defined and emerging settlement boundaries, failing to retain open views across it. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> The site is contained by existing development to the south, Burton Road to the west, trees and hedgerows to the north and hedgerows to the east. Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. This land parcel could contribute towards green infrastructure provision. In considering planning application 9/2016/0293 it was concluded that site represented a valued landscape and that the proposal would represent an unwarranted intrusion into the countryside beyond the defined and emerging settlement boundaries, failing to retain open views across it. 	

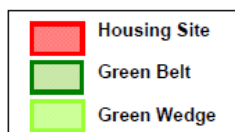
Site: S0262 11 & 14 Holden Croft, Rosliston

Description:

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

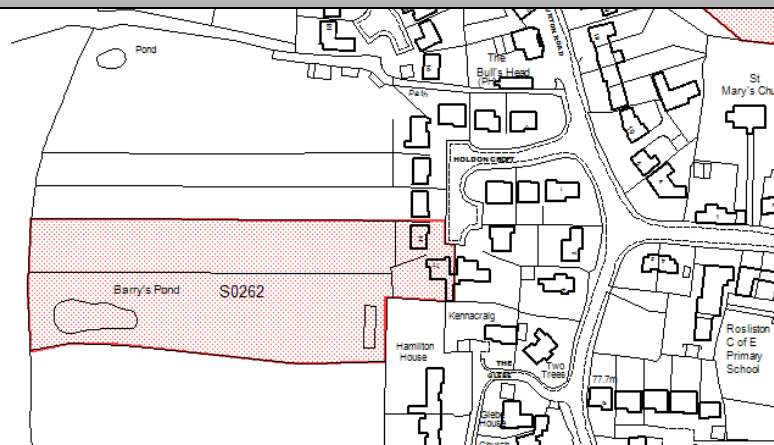
This site comprises a field, two dwellings and their curtilages. The site is 1.04ha and is predominantly greenfield land. The site is in multiple ownership, however both parties are currently willing to develop the site for residential development. At present there is no developer interest in the site.

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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site. - 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 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 contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 400m of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch. 	
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"> - According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830. 	<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 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 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located adjacent to the existing village. Bus stops are located 250m from the site on Main Street, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground). - There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area. 	<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 sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development on this scale is unlikely to have a significant impact on highway congestion. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 a predominantly greenfield site. - The part of the site lying beyond the residential gardens is likely to be Grade 2 very good 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 not located within 800m of an hourly bus service. - There are village centre services (convenience store, post office) within 800m. - The site is more than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There are no nearby listed buildings and conservation areas. - The site is located within HERS25005 Rosliston, Ridge and Furrow. - Unknown potential for impacts on archaeology - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the 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 a predominantly greenfield land (approx. 85 percent), 	<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 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 hedgerows to the north, south and west 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

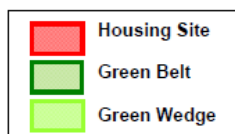
Site S0274: Land off Strawberry Lane, Rosliston

Description:

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

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

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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development of the site would lead to the loss of outdoor sports facilities, which are located within the site. - Site would deliver informal open space provision, including through National Forest tree planting, although it is unclear whether development would deliver qualitative improvements to the site. 	<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 contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 600m of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch. 	
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"> - According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830. 	<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 of over 15 dwellings subject to wider viability issues. - 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"> - Bus stops are located 150m from the site on Main Street, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office, primary school and doctor's surgery, a sports field is 1200m away). - There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Linton Road. 	<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 provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village. 	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> - Development would have an uncertain impact on highway congestion. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 a predominantly greenfield site. - 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 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 does not lie within 800m of an hourly bus service. - The site is within 800m of village centre services (convenience store, post office) - The site is more than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There are no nearby listed buildings and conservation areas. - No HERS are located within the site. - Unknown Potential for in ground archaeology 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - 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 a predominantly greenfield land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the Mease/Sence Lowlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development and trees and hedgerows - 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

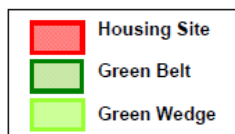
Site: S0011. Land off Ingleby Lane, Ticknall

Description:

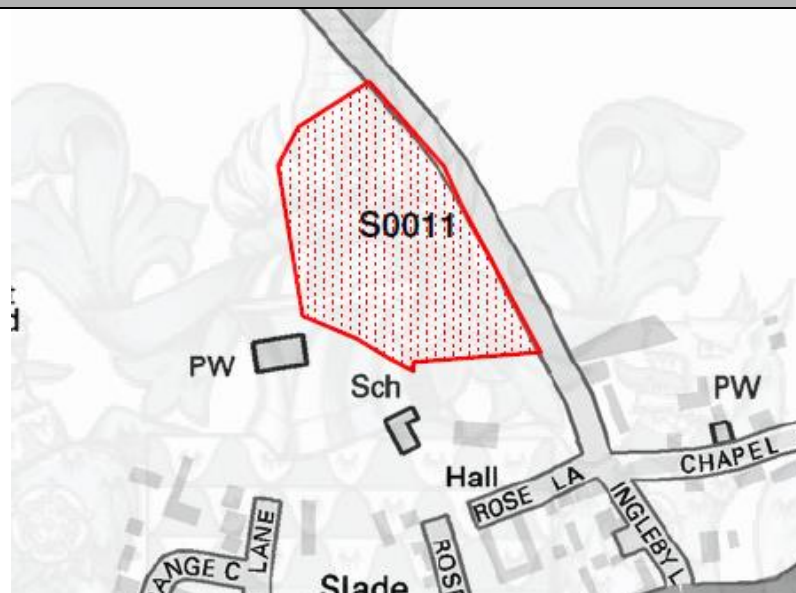
The village of Ticknall lies towards the centre of the District, and is located approximately 14km south of Derby. Ticknall is a village characterised by rows and clusters of brick and stone cottages. There are no further sites in the village capable of accommodating growth at this time.

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

Key



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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 located within 1km of Calke Park a Site of Special Scientific Interest. Calke Park covers 71 hectares of great importance ancient parkland habitats. In addition the site is located within 1km of Calke Natural Nature Reserve.	Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is located 200m of County Wildlife Site SD392 (Calke Abbey Parkland).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- There is a regionally important geological site within 1km at the former Ticknall Quarries.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribution towards the delivery of affordable housing to meet local needs.	Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- The site promoter SHLAA form suggests the site could accommodate affordable housing. In addition given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- 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?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site. - 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 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 toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 3.9km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no village centre, however the site is located within 800m of a convenience store village hall and sports ground. The sports ground is within 800m using PROW network. The closest Primary School is located within Hartshorne, which is 4.7km from the site. 	
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. 	Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Ticknall is served by Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 pupils. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary Schools are located within Melbourne - 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. 	<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 provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15% dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development. - 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"> - There is no village centre, however the site is located within 800m of the village shop and village hall. - Bus stops are located close to the site (within 400m) on Main Street, with an hourly service through the day and evening and a Sunday service. - There is no metalled footpath adjacent to the site. The nearest footpaths are located on Rose Lane and Ingleby Lane 90m from the site. 	<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 could make some contribution toward the provision of open space and sports provision on the village. Information submitted with the SHLAA submission suggests that the site could contribute towards new facilities at Ticknall Cricket Club and could potentially offer land for an extension to the Village Hall car park. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. 	
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 on this site would have an uncertain impact on the highways network. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 400m of the site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - The site would be served by Ticknall WWTW, which is currently operating over capacity but may be able to accommodate small scale development - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 and is likely to fall under the Grade 2 agricultural land classification. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is within flood zone 1. - There is an area with 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 village store and village hall lie within 800m. - The site is within 400m of an hourly bus service. - The nearest employment site is more than 4km away 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 likely to have harmful impacts on Ticknall Conservation Area, the Grade II listed Church of St George and HERS27103 St Georges Church, which is located 45m from the site. - Potential for in ground archaeology. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - 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) 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 in secondary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well contained by hedgerow and Ingleby Lane to the east and trees to the 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

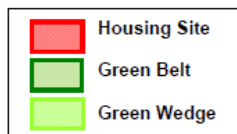
Site: S0267. Land off Ashby Road, Ticknall

Description:


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

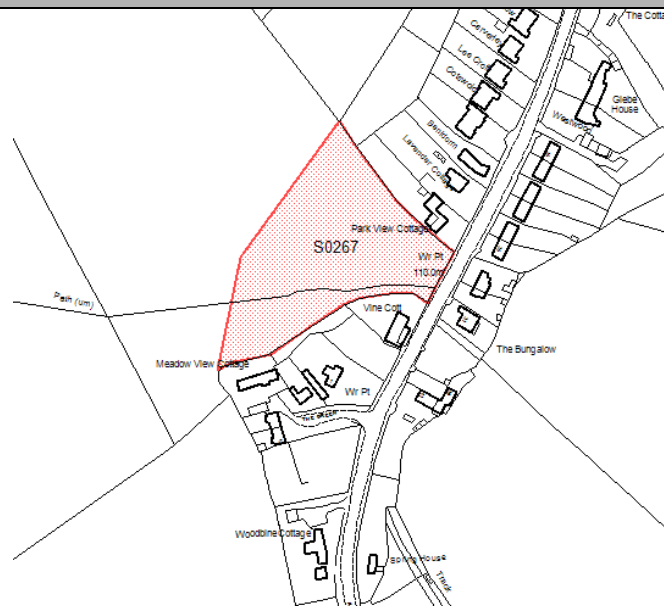
The site comprises agricultural land. It extends some 0.6ha and is currently in single ownership. There is high developer interest.

Key



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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?		- The site is located within 1km of Calke Park a Site of Special Scientific Interest. Calke Park covers 71 hectares of great importance ancient parkland habitats. In addition the site is located within 1km of Calke Natural Nature Reserve.	Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is located within 300m of County Wildlife Site SD391 (Calke Abbey Parkland).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- A regionally important geological site lies within 1km of the site at the former Ticknall Quarries.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site promoter indicates that site could make a contribution towards the delivery of affordable housing.	Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- Given the scale of the scheme and given local plan requirements development would be likely to deliver a arrange of house sizes. The site promoter has indicated contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- 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?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site. - 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 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 toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 4.8km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no village centre, however the site is located within 800m of a convenience store, and within 1200m of the village hall and sports ground. The closest Primary School is located within Hartshorne, which is 5km from the site. 	
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. 	Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> - 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?		<ul style="list-style-type: none"> - Ticknall is served by Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 pupils. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary Schools are located within Melbourne - 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 	<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"> - Site promoters indicates that site could make a contribution towards the delivery of affordable housing. - There is an identified need for affordable housing in this area 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located within 800m of the convenience store and within 1200m of the village hall. - There is an hourly bus service within 800m of the site. - There is no metalled footpath adjacent to the site. 	<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 could make some contribution toward the provision of open space and sports provision on 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?		<ul style="list-style-type: none"> - It is unlikely that development on this scale would have a significant impact. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is an hourly bus service within 800m of the site. - There are no established cycle routes adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - The site would be served by Ticknall WWTW, which is currently operating over capacity, but may be able to accommodate small scale development. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 and is likely to fall under the Grade 3 good to moderate quality agricultural land classification. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1. - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 800m of an hourly bus service. - The site is within 800m of the village store and 1200m of the village hall. - The nearest major employment site is more than 4km away 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 may affect the setting of the village conservation area, which is immediately adjacent to the site and nearby listed buildings, including a Grade II Listed pillar fountain. - No HERS sites are located within the site although there is 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"> - 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) 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 in primary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is well by hedgerow and Ashby Road to the south, existing development and trees and hedgerows to the east and west. The site is open to the north. - 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

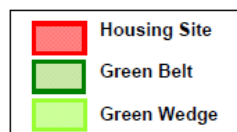
Site: S0025. Land to the North of Main Street, Weston on Trent

Description:

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

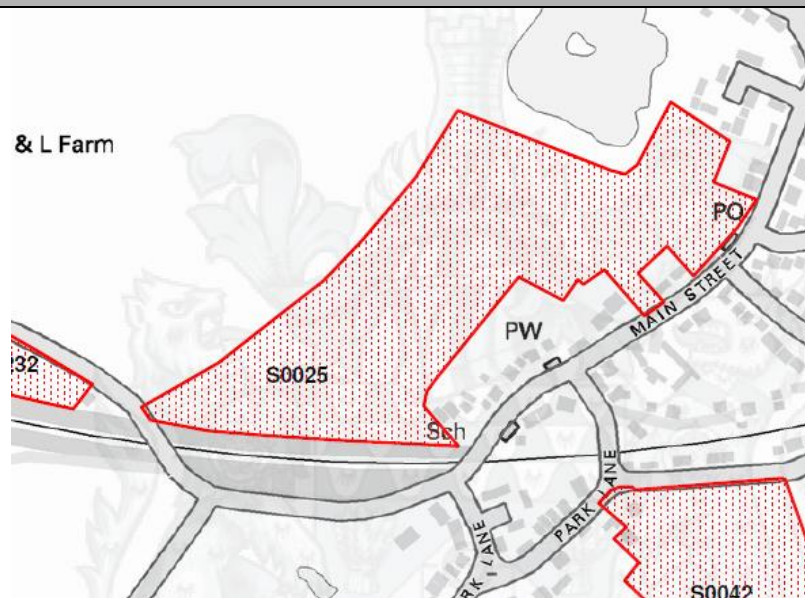
This site comprises cultivated farmland fields and extends some 6.21ha. The site is constrained by the lack of visibility at the western access point of the site. This site is currently in single ownership, however there is low developer interest in the site.

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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. - Proximity of the site to railway 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"> - Site is greenfield - Likely to Grade 2 and / or 3 very 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 located within 400m of an hourly bus service to Derby. - There is no village centre and the nearest convenience store is more than 1200m away. - The site is more than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
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 no Conservation Area nearby. Grade II listed building 1 Western Court is located within 30m of the site and grade II* Weston Hall is located within 150m of the site. - HERS27705 (Weston on Trent Shrunken Village) is located within the site. HERS 2270 (Barrow Cemetery) is located immediately to the west of the site, HERS22719 (Ridge and Furrow) and HERS22728 (Weston on Trent Railway Station) are located within 100m of the site, HERS2725 (Ridge and Furrow, south of the Trent, Weston on Trent) and HERS22704 (crop marks of field system) are located within 200m of the site. - 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 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 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"> - Existing development to the east, hedgerows and railway line to the south, trees and existing development to the north and to a limited extent by hedgerows to the west contain the site. - 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

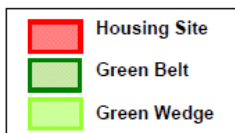
Site: S0042. Land on Trent Lane, Weston on Trent

Description:

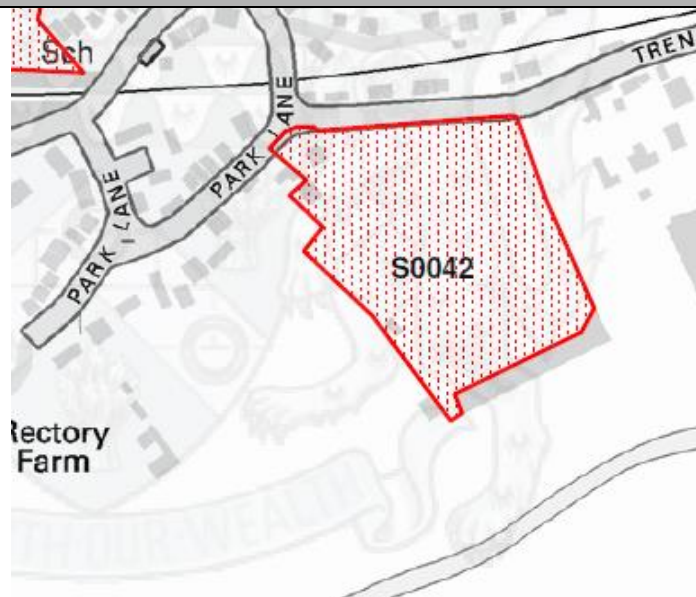
The village of Weston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Weston on Trent is a small village whilst quite diffuse in character. There are two further sites in the village capable of accommodating growth, one located north of Main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

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

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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 2 very good 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 a very small area with low susceptibility to surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - Bus stops are located 61m from the site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. There is no Sunday or evening service. - There is no local centre and the nearest shopping facilities are more than 1200m away. - The nearest major employment site is more than 4km away. 	<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"> - Conservation Area Trent and Mersey Canal is located within 90m to the south of the site. Grade II listed building The White House is located within 20m of the site to the west. - HERS27725 Ridge and Furrow, South of Trent Lane covers the site, HERS27728 Weston On Trent, Railway Station is within 60m of the site. HERS99002 The Trent and Mersey Canal is located within 90m of the site. HERS27724 Ridge and Furrow Group Weston On Trent is located 300m of the site and HERS27704 Cropmarks of field system is located 160m of the site. - Uncertain potential for in ground archaeology - 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 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 Environmental Sensitivity. - The site is located within the Trent Valley Washlands Landscape Character Area. - There are hedgerows on the northern 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 pronounced hedgerows on the northern boundary of the site, hedgerows and existing development on the western boundary and trees on the southern boundary. - 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. 	

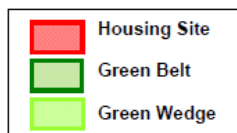
Site: S0232. Site adjacent to Rio Vista, Swarkestone Road, Weston on Trent

Description:

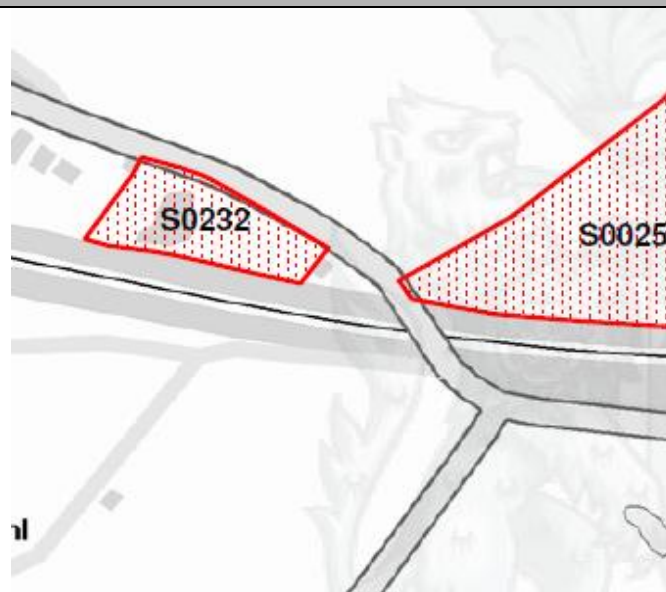
The village of Weston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Weston on Trent is a small village whilst quite diffuse in character. There are two further sites in the village capable of accommodating growth, one located north of Main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

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

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. - Proximity of the site to railway 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"> - Site is greenfield - The site is likely to comprise Grade 2 very good 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"> - Bus stops are located within 400m of the site and provided an hourly bus service to Derby through the Day. There is no evening or Sunday Service. - There is no village centre and the nearest convenience shopping facilities are more than 1200m away. - The nearest major employment site is more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - There are no nearby Listed Buildings or Conservation Areas, - No HERS are located within the site. HERS 27720 Barrow Cemetery is located within 30m of the site, HERS27719 Ridge and Furrow is located within 160m of the site and HERS27702 Chellsaton Junction, crop marks of parallel ditches, Ridge and Furrow is located within 320m of the site. - Unknown potential for in ground archaeology - 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 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 Environmental Sensitivity. - The site is located within the Trent Valley Washlands Landscape Character Area. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by the railway and trees to the south of the site, dwellings and trees to the west and east and Swarkestone Road 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

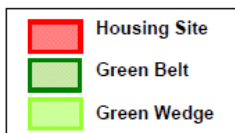
S0045: Site at Land off Twyford Road, Barrow upon Trent

Description:

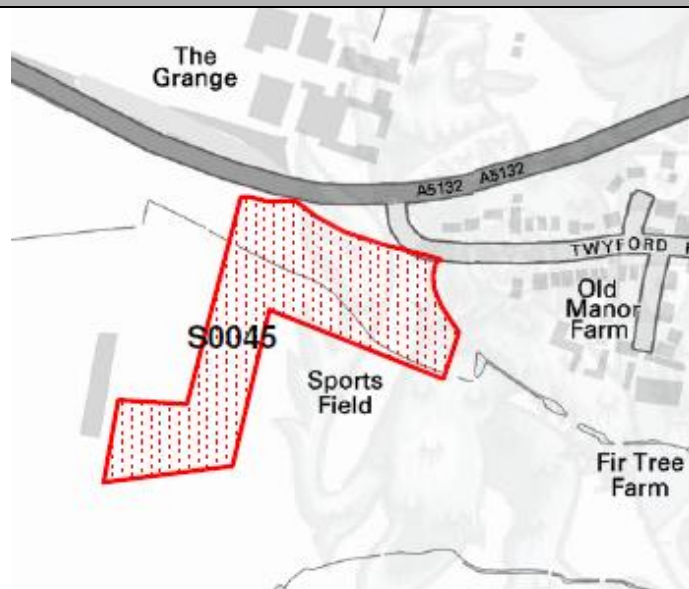
The village of Barrow on Trent lies towards the north east of the District, and is located approximately 8km south of Derby city Centre, although is only 2.5km to the south east of the suburb of Sinfin. Barrow upon Trent is a small village that is varied in character.

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

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 classified as having potential to being '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 wholly within Flood Zone 3b and is therefore unlikely to be suitable for development according to the District Council's level 1 SFRA, although it is understood that the EA mapping on which the SFRA is based is inaccurate in this location and overstates actual flood risk across much of the village. - Updated flood mapping available on the parish Councils website indicates that this site did flood in the 2000 floods. - There are pockets of land with low and medium susceptibility to surface water flooding. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is served by an hourly bus service, but there is no evening service. - The site is more than 1200m from a village or local centre. - More than 4km from the nearest large scale employment. 	<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 the village conservation area and The Grange, Twyford Road which is II listed building to the north. - No HERS sites are located within the site, but there is a site located adjacent to the south west of the site HER16709). - 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 wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of Multiple 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 the A5132 to the north and to a limited extent by hedgerows to the 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. 	

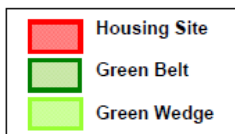
S0290: Bridge Farm, Sinfin Lane Barrow upon Trent

Description:

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

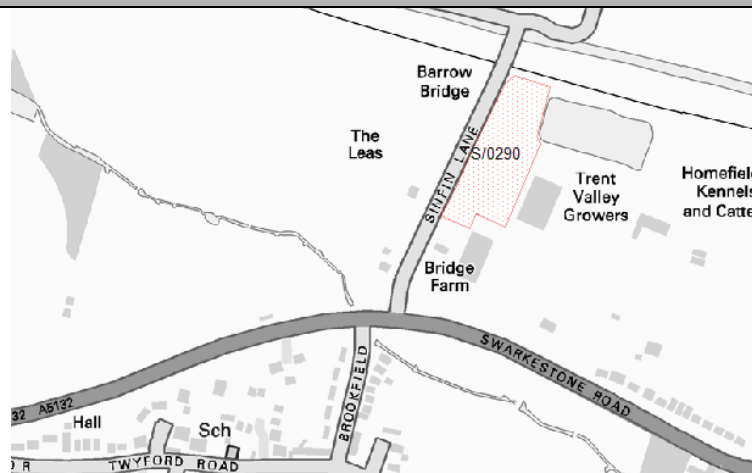
The majority of the site is brownfield site comprises offices and industrial storage. The site extends some 0.93ha, is within single ownership and there is no developer interest in the site.

Key



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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 just over 300m of SD121 Barrow On Trent Complex.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- The site is located within 1km of a regionally important geological site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m, including on open space adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of a new healthcare facilities or support the expansion of facilities within 3 km of the site. The nearest GP is located in Chellaston 2.5km from the site	
	Will it promote healthy lifestyles?		- Site is within 800m of key services, including school and sports pitch but more than 1200m from a village centre*	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is Sale and Davys Primary School which is exceeding capacity with 109 pupils attending the school with a capacity of 105.	- Continue liaising 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 located adjacent to the existing village. Bus stops are located close to the site (within 400m) on Swarkestone Road. Services are hourly during the day but are infrequent outside of working hours. - There are limited local facilities (including a primary school and village hall). The nearest village centre is more than 1200m away. - There is no metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale is unlikely to have a significant impact on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development on this scale is unlikely to have WWTW capacity implications (site is served by Derby WWTWs). - New development in this location could exacerbate existing environmental problems and new development in combination with growth on the southern edge of the City proposed in the Part 1 Local Plan could require strategic capacity improvements. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out for fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 majority of the site is brownfield. - However the element of greenfield land is likely to be classified as Grade 3 good to moderate quality agricultural land or grade 2 very good agricultural land. 	<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 served by an hourly bus service, but there is no evening service. - There are few local services and the nearest village centre is more than 1200m away. it is in excess of 4km from the nearest large scale employment. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is within 50m of the Trent and Mersey Canal Conservation Area, - No HERS sites are located within the site, however the site is within 50m of HERS99002 Trent and Mersey Canal. - 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 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 contained by Sinfin Lane to the west, trees and hedgerows to the north and part of the western boundary and buildings to the south. However part of the boundary is open to east. - 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

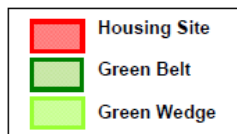
S0170: Land adjacent Fourway, Little Derby Hill, Burnaston

Description:

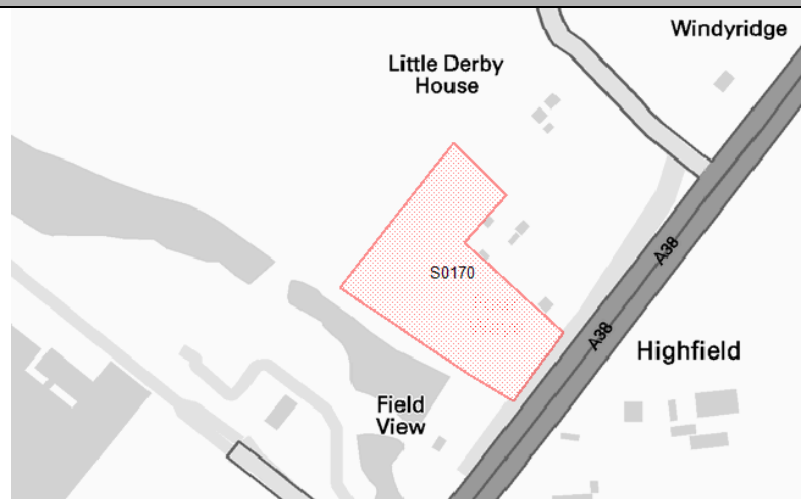
The site is located within the north west of the District and is located 9.9km from Derby City.

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 800m of an hourly bus service. - The nearest village centre is more than 1200m away. - 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.. 	<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 	<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

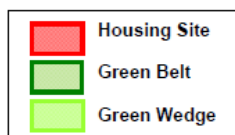
S043: Maple Dene, Church Broughton

Description:

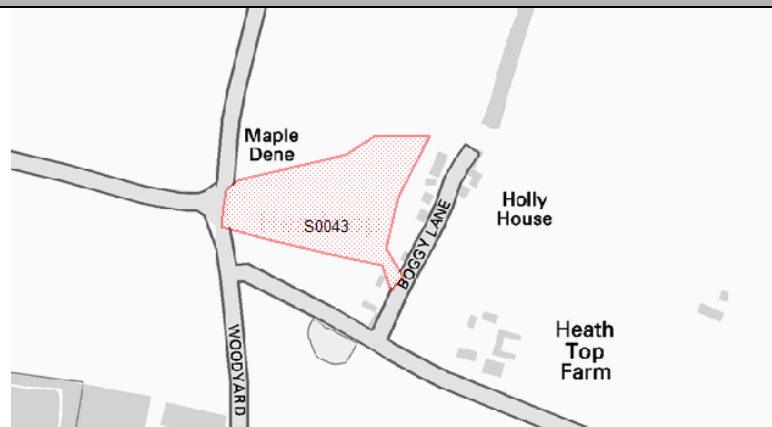
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - The site is predominantly greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is in 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 more than 1200m from a village centre - It is within 3km of the nearest large scale employment area, Dove Valley Business Park. - There is no hourly bus service within 800m. 	<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"> - The site is predominantly greenfield with 1.2ha of being greenfield and 0.16ha of the site being 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 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 Cote Bottom Lane to the west and hedgerows and trees to the north, east 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

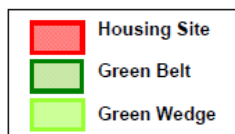
S0054: Site at Church Road, Church Broughton

Description:

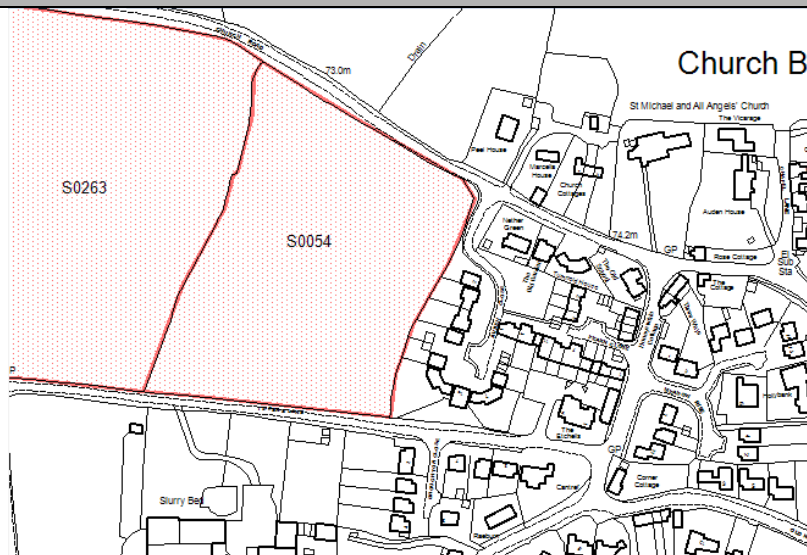
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 slight temporary increase 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 is located within flood zone 1 - There is low to medium susceptibility to surface water flooding to the western 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 more than 1200m from village centre services. - It is more than 800m from an hourly bus service. - It is more than 2km by road from the nearest large scale employment area, Dove Valley 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 impact upon the setting of the Grade I listed Church of St Michael and All Angels and adjacent listed cottages. - No HERS sites are located within the site - Impacts could be dependent upon the 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 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 Landscape Character Area. - TPO52 is situated to the south east. 	
	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

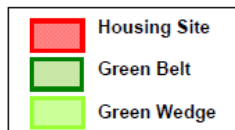
S0189: Land at Boggy Lane, Church Broughton

Description:

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

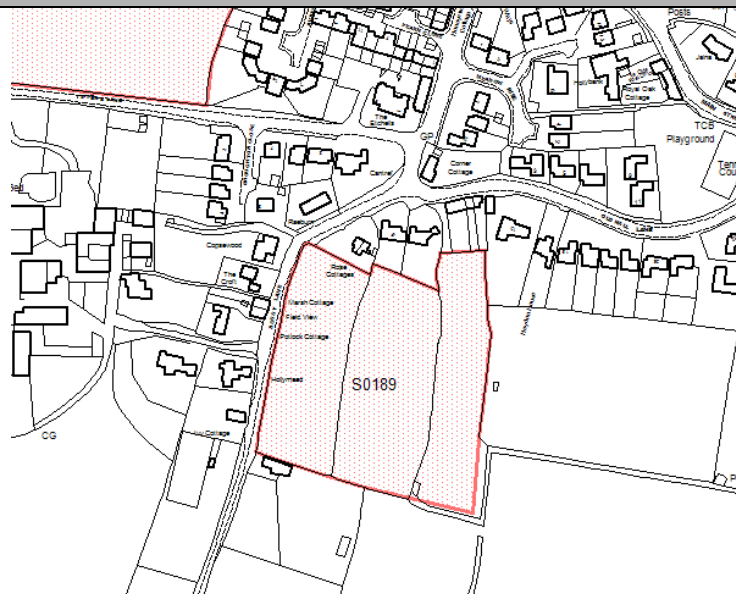
The site comprises agricultural land and extends to some 1.57ha. It is currently in single ownership. There is high developer interest.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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"> - Site is greenfield, - Site is likely to be Grade 3 good to moderate quality, or Grade 4 poor quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site is located within flood zone 1 - There are very small pockets 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 Part1 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 not located within 1200m of village centre services - It is more than 2km by road away from the nearest large scale employment area, Dove Valley Business Park. - The site does not lie within 800m 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. 	
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 a listed building at number 12 Old Hall Lane. - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - 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 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 well contained by existing development to the north, trees and hedgerows to the east and hedgerows to the 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

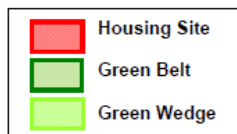
S0263: Land to the north of Tippers Lane, Church Broughton

Description:

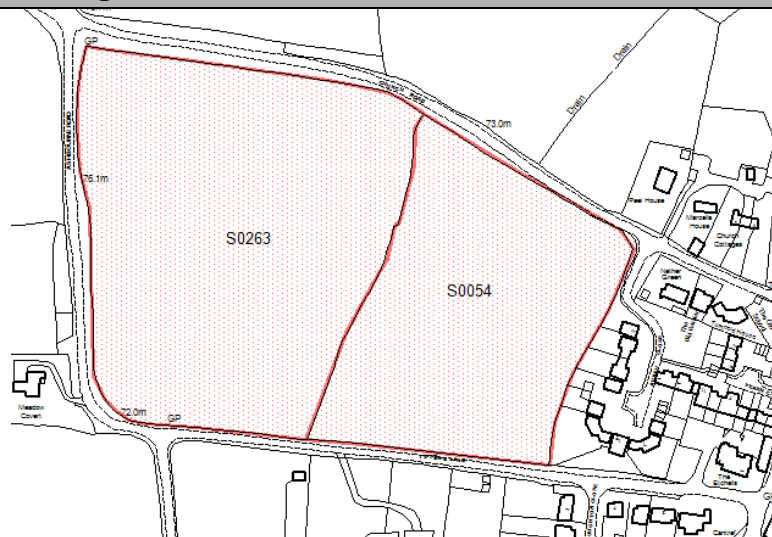
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 slight temporary increase 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 is located within flood zone 1. - There is low to medium 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"> - The site does not lie within 1200m of village centre services - It is more than 2km by road to the nearest large scale employment area, Dove Valley Business Park. - The site is not within 800m 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. 	
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 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 roads to the north, west and south and existing hedgerow 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

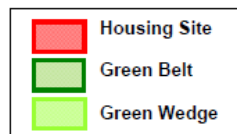
S0264: Farmyard and adjacent land at Cromwell House Farm, Church Broughton

Description:

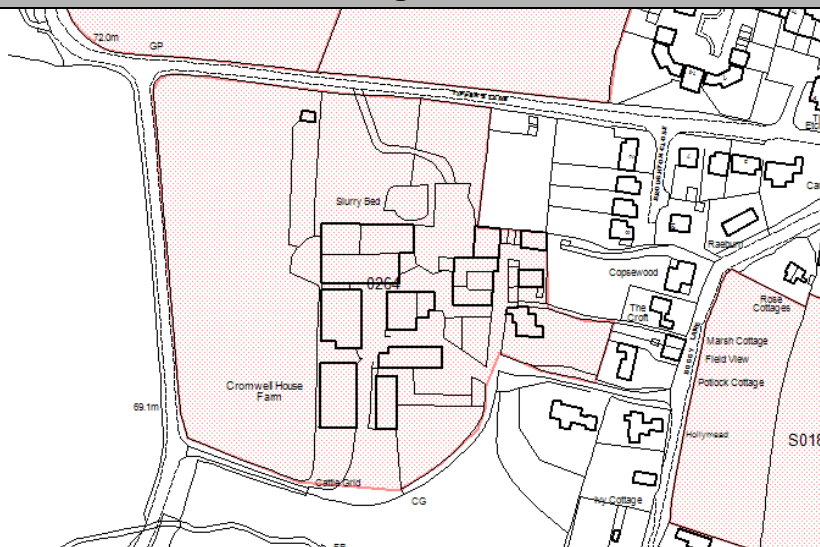
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 slight temporary increase 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 developable land is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The southern part of the site lies within Flood Zones 2 and 3a. However the majority of the site is located within flood zone 1. - There are areas of low susceptibility to surface water flooding in the western and southern 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"> - There are no village centre services within 1200m of the site. - It is more than km by road away from the nearest large scale employment area, Dove Valley Business Park. - There is no hourly bus service within 800m of the site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may affect the setting of Grade II listed Cromwell House, which is located within the non-developable area of the site. - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - 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 land 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 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 roads to the north, west and south 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

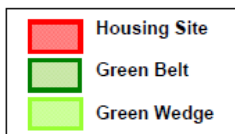
S096: Former Coal Stacking Yard, Coton Park

Description:

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

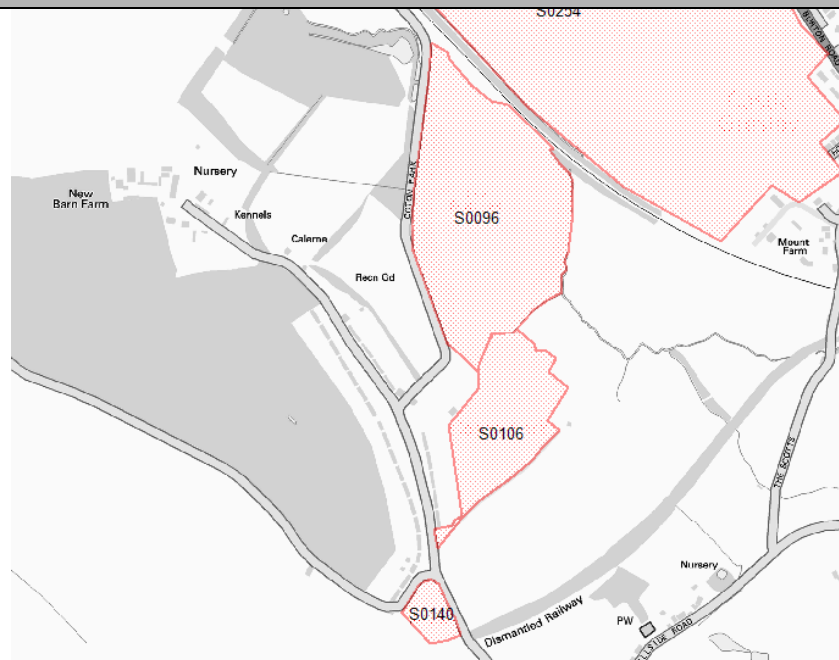
The site comprises vacant land, which was a former coal stacking yard. It extends some 10.05ha and is currently in single ownership. There is no developer interest. Planning consent was granted for a solar farm on the site (9/2014/1015).

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could contribute towards open space and leisure provision both on site and within 1200m of the site. - 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 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 toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Swadlincote 2.9km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no village centre and limited services within the village. The site is in excess of 1200m of a primary school and sports pitch. 	
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"> - 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?		<ul style="list-style-type: none"> - The closest Primary School is within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260. - The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. 	<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 provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment would be required on the viability impact of the coal carpet across the site and potential contamination - There is an identified need for affordable housing within this area. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located adjacent to the existing village. Bus stop is more than 800m from an hourly bus service to Swadlincote and Burton on Trent - There are few services within Coton Park – recreation ground. There is no village centre within 1200m. - There is no metalled footpath adjacent to the site which could connect 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 could make some contribution toward the provision of open space and sports provision and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - 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 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"> - There is no hourly bus service within 800m of the site.. - There are no established off road cycle routes adjacent to the site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - The site is served my Coton Park WWT which is exceeding capacity - There are no known water supply or electricity network constraints - 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 could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Development on this scale in this location could potentially help to sustain rural businesses to a small extent.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Although the site represents brownfield land, there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- Development unlikely to support delivery of waste recovery or recycling facilities.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- Site would be required to ensure efficiency to comply with Local Plan Part 1 Policy SD3. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. - However there may increase noise complaints due to the site being adjacent to the railway line (this however is used for rail freight and is infrequent. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is brownfield 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1. - There are narrow areas of low, medium and high susceptibility to surface water flooding, along the western, southern and, in particular, the eastern boundaries of the site. 	<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 more than 800m from an hourly bus service to Burton and Swadlincote. - Coton Park contains very few services. There is no village centre within 1200m. - The nearest major employment site is Tetron Point / Cadley Hill , which lies within 2km.. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any conservation areas or listed buildings. - HERS17804 Coton Park Colliery/brick works is located within the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - 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 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 Mease/Sence Lowlands Landscape Character Area - Trees are contained 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 Coton Park to the west, railway line to the north and trees to the east and the south - Trees are contained 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

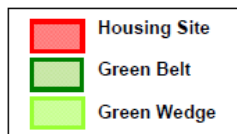
S106: Former Coal Stacking Yard, Coton Park

Description:

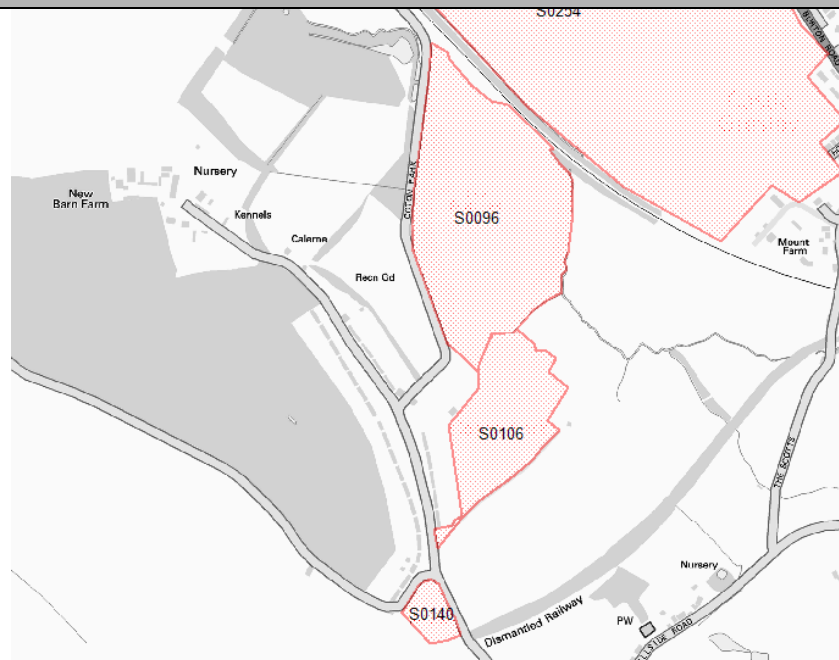
Coton Park is located in the south of the District and 5.3km from Swadlincote and 27.2km from Derby. Coton Park is a linear settlement.

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

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a limited contribution towards improving open space and leisure on site and within 1200m of the site. - 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 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 toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Swadlincote 2.7km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no village centre and limited services within the village, although Linton village centre services lie within 1200m. The site is in excess of 1200m of a primary school and sports pitch. 	
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"> - 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?		<ul style="list-style-type: none"> - The closest Primary School is within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260. - The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. 	<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, further assessment of the access provision on viability would be required. - There is an identified need for affordable housing within 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"> - Site is within 800m of an hourly bus service to Swadlincote and Burton on Trent - There are few services within Coton Park – recreation ground. Linton village centre lies within 1200m. - There is a metalled footpath adjacent to the site on Coton Park which could connect 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 could make some contribution toward the provision of open space and sports provision and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - 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 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"> - There is an hourly service between Burton and Swadlincote within 800m. - There is no established off road cycle route adjacent to this site 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - The site is served by Coton Park WWWT which is exceeding capacity. - There are no known water supply or electricity network constraints. - Super Fast broadband is available. - Access to the site is narrow. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 could increase odour complaints as a result of the proximity of the site Sewage Treatment Works. 	
	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 or Grade 2 Very Good 	<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 very narrow areas of low and high 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 within 800m of an hourly bus service to Burton and Swadlincote. - Coton Parks contains very few services, although Linton post office / store lies within 1200m. - The nearest major employment site lies within 4km at Tetton Pount / Cadley Hill 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect the setting of any conservation areas or listed buildings. - 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"> - 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) 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 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 development to the west, trees and hedgerows to the north and east and a track road to the south. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

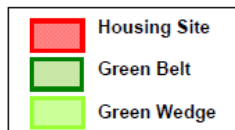
S0241: Land adjoining Manor Farm, Dalbury Village, Dalbury Lees

Description:

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

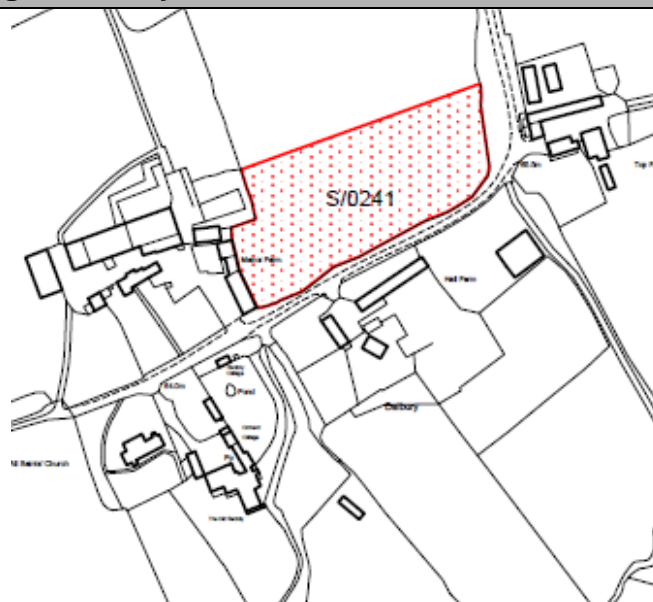
The site comprises agricultural land. It extends some 0.8ha and is currently in single ownership. There is medium developer interest.

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution toward on-site open space and recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision or expansion of existing facilities within 3km of the site. Nearest existing facility is at Mickelover, 8km away.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m from key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of reducing accidents and improving highways safety within and around the site.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port Academy, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is at Long Lane, which is currently exceeding capacity, with 44 pupils attending the school with a capacity of 30 children.	- Continue liaising 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?		- There are no facilities within the village and the site is located more than 1.2km from an established village centre and there is no metalled footpath from the village to nearby villages with key services. - The site is excess of 800m from an hourly or better bus service.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact is unlikely to be significant given the scale of the site. The lack of facilities and public transport provision means that a high proportion of trips generated by the site would be likely to be by private car. The access to the site would be from a unnamed road, however access would be onto a single track lane.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 3 good to moderate quality agricultural land 	<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"> - There is a single demand responsive bus service to Derby and Ashbourne on Tuesdays and Fridays only. - There is no hourly bus service within 800m. - The site does not lie within 1200m of a village centre. - The nearest major employment area is more than 4km away. 	<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 settling of nearby listed building, Manor Farmhouse (Grade II listed), The Old Rectory (Grade II listed) and All Saints Church (Grade II* listed). - No HERS sites are located within the site, but HERS18604 – All Saints Church is located 110m from the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy 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 secondary 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 to the east and south by the road and trees and to a limited extent hedgerows to the north 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

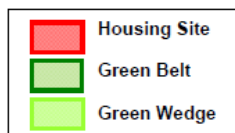
S0051: Land to the east of Rosliston Road South, Drakelow

Description:

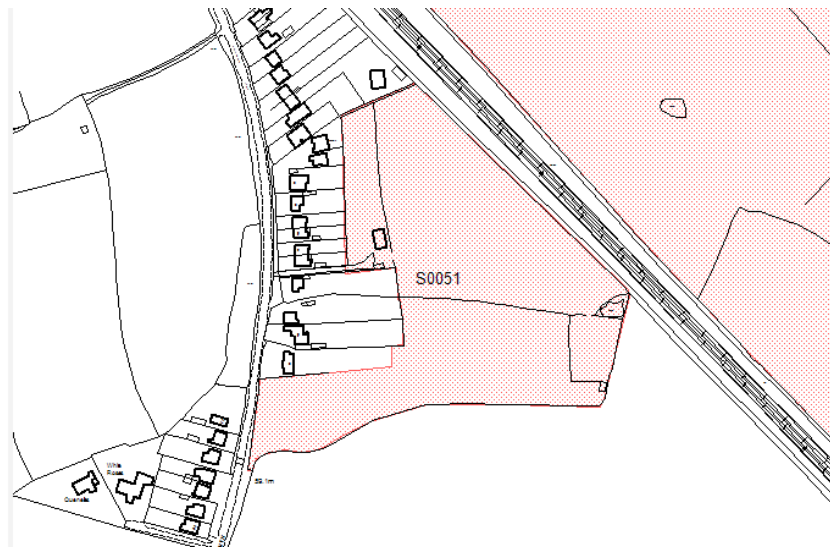
The village of Drakelow lies towards the south of the District and is located approximately 5km south of the centre of Burton on Trent.

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

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1.4km of SD010, Grove Wood.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. Potential for Bats GCN and breeding birds on site. Also some hedgerow which is a BAP habitat is present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- The Design and Access Statement for planning application 9/2014/0948 (outline application for all matters reserved except access for up to 75 dwellings), proposed that the existing tree and hedgerows will be retained and protected and new trees planted in gardens in the main courtyard. - Planning consent 9/2014/0948 provides for 0.58ha on site National Forest planting..	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Planning consent 9/2014/0948 indicates that the site will deliver 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- Planning application 9/2014/0948 affordable housing statement proposed a minimum of 30% affordable housing in the site and a range of dwelling sizes from 1 bed flat to 4/5 bed family housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- 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?		- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver new open space on the site. Planning consent 9/2014/0948 provides for 0.47ha of open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2014/0948 includes no requirement for developer contributions toward healthcare facilities.	
	Will it promote healthy lifestyles?		- Development would be within 1200m of existing local centre at Staphenhill and a sports pitch, Riverview Primary School in East Staffordshire is located within 1.6km from the site, although the site is some 3.5 from Rosliston Primary School, within whose normal area it falls.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Transport assessment for the site indicates that there is no significant highway safety problems requiring mitigation as a result of the development proposals	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school within South Derbyshire is William Allitt, which currently offers no space capacity. The closest secondary school within East Staffordshire is Blessed Robert Sutton Catholic Sports Colleague which is 1.8km from the site and is exceeding capacity. - The nearest Primary Schools within South Derbyshire are Rosliston Primary School and Stanton Primary School. Rosliston Primary School has some spare capacity with 91 pupils attending the school with a capacity of 101. And Stanton Primary School has some spare capacity with 82 pupils attending the school with a capacity of 105. - The Section 106 agreement associated with planning consent 9/2014/0948 indicates that a developer contribution is to be provided to fund 11 places at William Allitt School.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Planning consent 9/2014/0948 provides for 30% affordable housing - There is no identified affordable housing need in Drakelow.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is within 800m of a half hourly bus route. - There is a metalled footpath adjacent to the site on Rosliston Road South, which could connect the site to services within Staphenhill, which lie within 1200m of the site.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will contribute toward education, open space and recreation provision. Development will not deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Transport assessment indicates that the development can be accommodated by the local highway network and the site can be served by a variety of sustainable transport modes. The local highway authority has not objected to the development proposed under planning consent 9/2014/0948 on highway capacity grounds.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 800m of an half hourly bus route - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW, which has spare capacity. - There are no known requirements for additional; water supply or electricity network improvements - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - It is not clear whether development will have a significant impact on local water quality due to lack of design detail. - 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. - Proximity of the site to a railway line could potentially lead to an increase number of noise complaints, although this line is currently used infrequently. 	
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 2 very good 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 in 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"> - The planning consent 9/2014/0948 indicates that details of surface water drainage must be addressed at the reserve matters stage. The Flood Risk Assessment submitted with the application indicates that surface water flows would be limited to the existing greenfield rate via a system of on-site storage and attenuation and would improve the existing situation. 	
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 lies within 800m of a half hourly bus route. - The nearest local centre is within 1200m. - The nearest employment area lies within 2km. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - 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"> - There are no listed buildings or conservation areas within the immediate vicinity. - No HERS sites are located within the site. HERS19209 (Drakelow earthworks) is located within 200m of the site. - This heritage assessment identifies a low potential for significant archaeological deposits dating to all periods to be present although ridge and furrow is noted to be present within the study site. 	<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"> - Site is located within and would improve access to the National Forest, an important cultural asset.. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - 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 Mease/Sence Lowlands Landscape Character Area. - In considering planning application 9/2014/0948 it was concluded that development could be assimilated in the landscape to an acceptable degree. 	
	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 the existing railway line and trees to the east, existing development to the north and west and to some extent hedgerows to the south. - Hedgerows, trees or other landscape elements will contribute towards integrating new development into the landscape. - Planning consent 9/2014/0948 proposes the loss of some hedgerow to provide for the site access and provides for National Forest tree planting both on and off site.. 	

S0069: Land South of Silver Lane, Elvaston

Description:

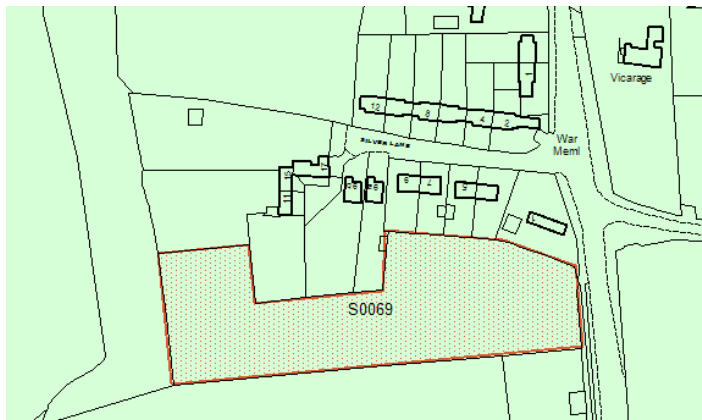
The village of Elvaston lies within the north west of the District, and is located approximately 9km east of Derby in the South East Derbyshire Green Belt. It is a small settlement with few services.

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

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	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	- County Wildlife site SDSD247 (Elvaston Castle Country Park) is immediately adjacent to the western boundary of the site.	
	Could development affect protected species or BAP priority species?	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 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The development would make no contribution towards the delivery of affordable housing due the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect if likely mix on site. Although given the size of development the site would make an no contribution towards the delivery of affordable housing, however given the local plan requirement's development would expected to provide a mix of dwelling type and size.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site. The nearest GP is located within Alvaston 3.4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Alvaston, which has limited facilities. The site is within 400m of the village hall and within 1200m of Alvaston cricket club. However the site is in excess of 1200m of a primary school and other key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The site falls within Noel Baker School normal area, which is exceeding capacity with 1154 pupils attending the school with a capacity of 1151. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is Alvaston Junior School which has some capacity with 321 pupils attending the school which has a capacity of 360	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site, the site would make no contribution towards the delivery of affordable housing, - There is not an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m from an hourly or better bus service and more than 1.2km from an established local or village centre. - There is an existing metalled footpath adjacent to the site on Ball Lane, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very limited effect on existing services and is not likely to deliver improvements to existing local services. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development is unlikely to affect congestion on the local road network given its scale.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is not located within 800m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 but this would be consistent with surrounding land uses. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 2 very good quality and 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 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"> - Site is more than 800m from the nearest hourly bus service. - There is no village centre within 1200m. . - The nearest major employment area is more than 4km away. 	<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"> - HERS19728 Ridge and Furrow north of Thulston covers the site and HERS19723 Gardens and Park at Elvaston Castle is adjacent to the west boundary of the site. - Elvaston Historical Garden is adjacent to the western boundary of the site. - The site is 275m from Grade II listed building Golden Gates and attche3d walls at Elvaston Castle and 245m from Grade II listed Village Hall and attached house. - An Ancient Monument is 420m from to the north east of the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy 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"> - Development will improve access to significant cultural assets insofar as it lies adjacent to the grounds of Elvaston Castle (see above). 	<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 Character Area. - The site is located within Green Belt designation. 	
	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, existing development to the north and trees and hedgerows to the west. There is a fence containing the site to the 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

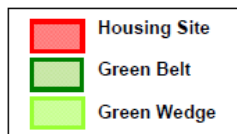
S0260: Chestnut Avenue, Foremark

Description:

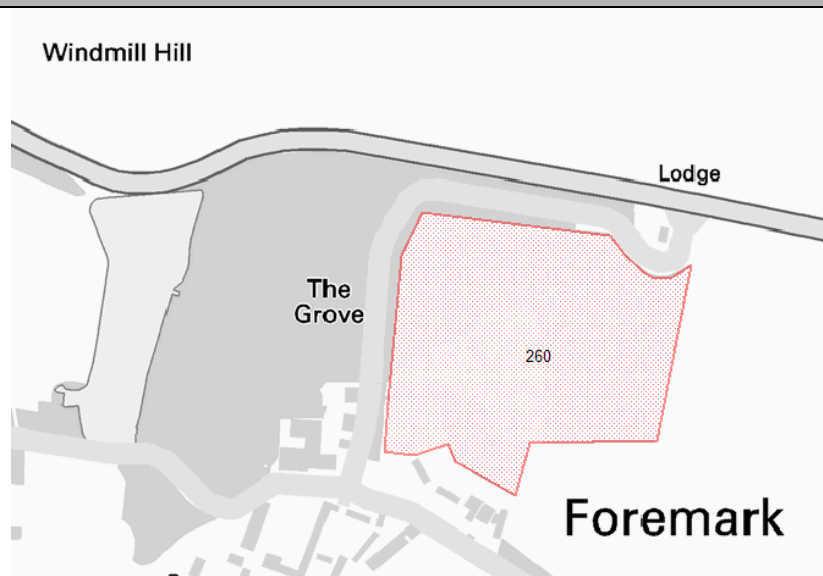
Foremark is located near the north of the District. Foremark is located 10.6km from Swadlincote and 20km from Derby.

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

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 2 Very Good 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 in excess of 1200m of an hourly bus service. - The site is located 11.1km from John Port Secondary School. - The nearest major employment site is more than 4km away - The nearest supermarket is some 6km away Willington 	<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 nearby listed buildings on Chestnut Drive - No HERS are located within the site, but it may include a non-designated heritage asset. 	<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. 0.30ha is brownfield and 3.47 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 Environmental Sensitivity - The site is located within the Melbourne Parklands Landscape Character Area. - A large proportion of the site is covered by woodland. 	
	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 north and west, existing development to the south. - A large proportion of the site is covered by woodland. - 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

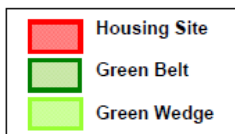
S0040: Land at Uttoxeter Road, Foston

Description:

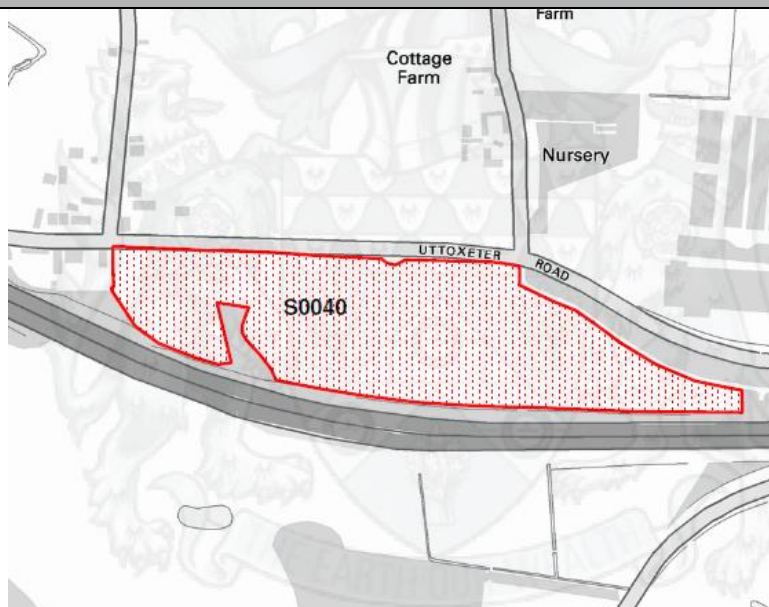
The village of Foston lies within the north west of the District, and is located approximately 19km west of Derby. It is a small settlement with few services.

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

Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD375 Congreave and Rough Woods. - Potential Wildlife Site SDR6373 Foston Brook Meadow and SD900 Lemon's Holme are located within 200m of the site.	
	Could development affect protected species or BAP priority species?		- 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)?		- Tree planting would be delivered on site as part of any proposals for development. Furthermore, areas of the site would be given over to open space and habitat creation, enhancing the ecological value of the site.	
	Will it protect sites of geological importance?		- 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?		- The site promoter has indicated that the site would deliver a mix of housing to reflect local needs and would make provision for affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- 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 would not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute towards sports or open space provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan..
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision or expansion of existing facilities within 3km of the site. The nearest GP is located within Tutbury 5.8km from the site.	
	Will it promote healthy lifestyles?		- Foston does not have a village centre. Development will be in excess of 1200m of key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port Academy, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.. - The nearest primary school is Church Broughton Primary School, which is nearing capacity with 100 pupils attending the school with a capacity of 105. The normal area for Foston is Heathfields Primary School in Hatton which has some space capacity with 237 pupils attending the school with a capacity of 280.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service between Burton and Uttoxeter within 400m, but the nearest local centre is more than 1200m away.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - It is unlikely that development on this scale would support new on-site services and facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known whether development would have a significant impact on local or strategic highway congestion. This would need to be the subject of a Transport Assessment. .	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service - There is no established off road cycle route adjacent to this site..	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW which has spare capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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, although the significance of this could be dependent on the scale of development proposed and its location. 	
	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 nearby employment at Dove Valley Business Park and the 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"> - The parts of the site that do not represent brownfield land are likely to be Grade 3 good to moderate quality agricultural land. However, part of the site represents brownfield land. 	<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 pockets with low susceptibility to surface water flooding in the northern part of the site and a very narrow strip along the southern boundary. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with 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 lies within 400m of an hourly bus route. - Nearest village centre is Hatton more than 1.2km away. - The site lies within 2km of major employment provision. 	<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 IMF7 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 partially brownfield and partially 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 Washland 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 1a

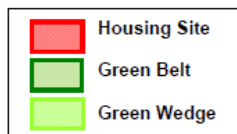
S0226: Jawbone Lane, Melbourne

Description:

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

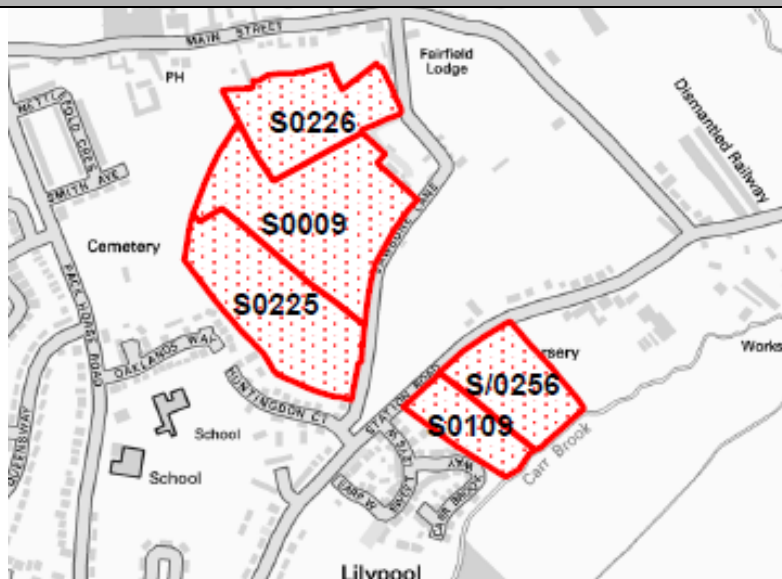
The site comprises agricultural land. It extends some 1.3ha and is in single ownership. There is high developer interest.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 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 located within flood zone 1 - There is no indication of surface water flooding on the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> - Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site. 	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 1200m of Melbourne village centre and is within 400m of an hourly bus service. - The site 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"> - Development would affect the setting of Kings Newton Conservation Area, which is located to the north of the site. - Development would affect the setting of a number of listed buildings located on the southern side of Main Street to the north of the site. - No HERS sites are located within the site - The loss of this area could lead to the narrowing of the gap between Melbourne and Kings Newton. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies adjacent to Kings Newton Conservation Area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - 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. - The development would lead to the loss of the gap between Melbourne and Kings Newton, This would affect the visual separation of both communities and careful design would be necessary to mitigate the effects of further development in this location. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Hedgerows, trees and Station Road contain the site. - This land parcel could contribute towards green infrastructure provision. 	

Version 1a

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

Description:

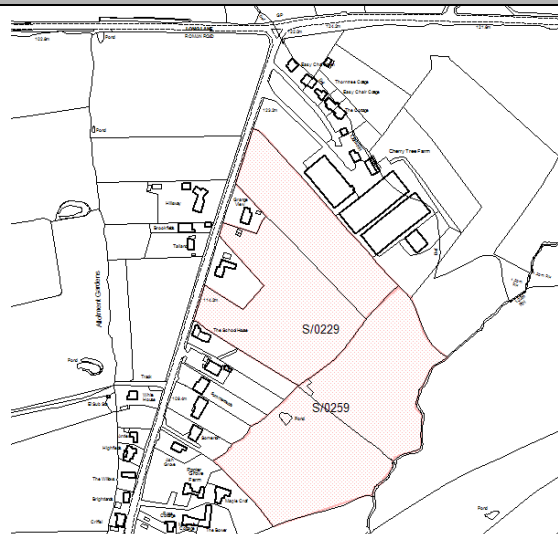
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

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

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- 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 within 1500m of The Burrows Meadows	
	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 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 could provide open or recreational space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover, Derby 8.4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre with Lees. The site is within excess of 1200m of a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area primary school is located within Long Lane which is exceeding capacity with 44 pupils attending the school with a capacity of 30 - The normal area secondary school is at John Port, Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is in excess of 1200m of an hourly bus service. The site is located 620m of a Demand Response Bus Service. which provides a very limited service to Derby - There are few services within the settlement – a village hall and public house. The site is not within 1200m of a village centre. - There is no metalled footpath which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Lees WWTW which has spare capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 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"> - 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 services. There are few services within the village, The nearest alternative serviced centre being more than 1200m away. - The nearest major employment site is more than 4km away. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely affect the setting of listed building or conservation area. - Uncertain potential for in ground archaeology in this area - 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 	<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 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 a road, existing development and hedgerows to the west, hedgerows to the north and east and existing development 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

S259: Land to the east of Dalbury village, Lees

Description:

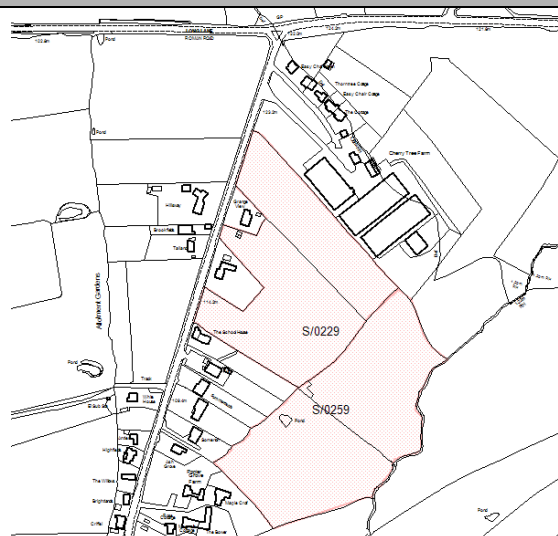
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

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

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
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 classified as being good to moderate agricultural land or Grade 3 and could include best and most versatile land 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - Site lies within Flood Zone 1. - There is an area of low to high 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"> - The site is in excess of 1200m of an hourly bus services. - It is more than 1200m from a village centre. - Site lies more than 4km from the nearest major employment site. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely affect the setting of listed building or conservation area. - Uncertain potential for in ground archaeology in this area - 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 	<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 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 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 1a

S0240: Land at Long Lane, Near Dalbury Lees

Description:

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

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

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	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 880m of DD380 The Burrows Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	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	- The site would make no contribution towards the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix proposed on site. Due to the sites size the site would make no contribution towards the delivery of affordable housing. However given the Local Plan requirement is likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	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 very unlikely to include provision for travelling communities	

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. 	
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 likely to be Grade 3 good to moderate quality agricultural land and could include land which is best and most versatile. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The 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 does not lie within 1200m of a village centre - There is no hourly public transport service within 800m. - The nearest major employment site is more than 4km away. 	<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 Grade II listed building Christ Church which is located within 75m of the site. - Uncertain potential for in ground archaeology. - No HERS sites are located within the site. However HERS27201 Trusley, Roman Road is located within 100m to the north of the site. 	<ul style="list-style-type: none"> - Ensure policy reflects 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 secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Needwood and South Derbyshire Claylands 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 hedgerows to the west, existing development and hedgerows to the north and to some extent contained by hedgerows to the south and 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

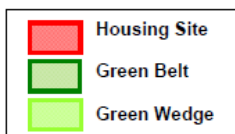
S0187: Land off Dag Lane, Lullington

Description:

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

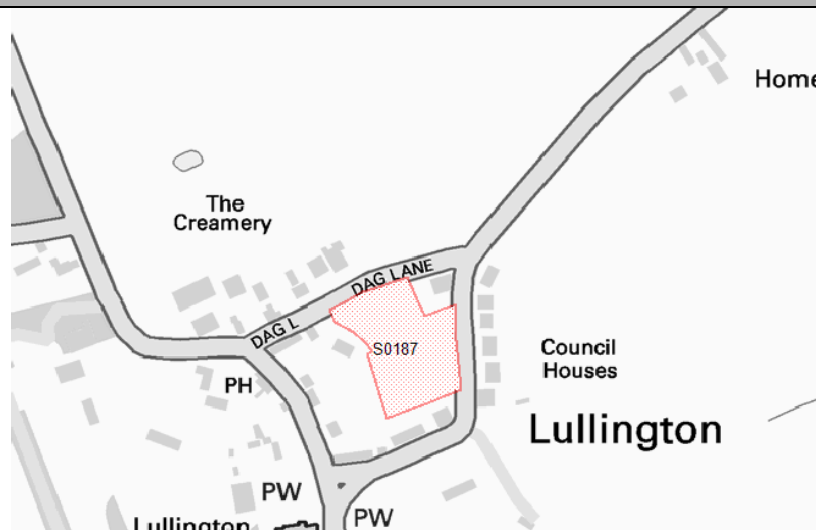
The site comprises open land within the settlement boundary of Lullington. It extends some 0.68ha and is currently in single ownership. There is no developer interest. In addition the site lies within the catchment of the River Mease Special Area of Conservation.

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could contribute towards open space and leisure provision on site. - 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 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 toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Rosliston 4.3km from the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - The site is in excess of 1200m of a primary school, a public sports pitch and village centre services. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<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"> - 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?		<ul style="list-style-type: none"> - The nearest Primary School is Coton in the Ems, which is nearing capacity with 126 pupils attending the school with a capacity of 140 pupils. - The closest secondary school is William Allitt which is currently exceeding capacity with 973 pupils attending the school, with a capacity of 945 pupils. - Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. 	<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"> - The site would not contribute towards the provision of affordable housing due to the size of the site. - There is an identified need for affordable housing in Lullington. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located adjacent to the existing village. The site is in excess of 1200m of an hourly bus service. - There are limited local facilities within Lullington (including a village hall, public house and a privately owned sports pitch). There is no village centre within 1200m. - There is no metalled footpath immediately adjacent to the site. 	<ul style="list-style-type: none"> - Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> - Development could make some contribution toward the provision of education. 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?		<ul style="list-style-type: none"> - It is unlikely that development on this scale will have a significant impact on highway congestion. 	<ul style="list-style-type: none"> - Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> - There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - The site is likely to be Grade 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 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 in excess of 1200m of an hourly bus service. - The site is more than 4km from a village centre. - The nearest major employment site is more than 4km away. 	<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 Lullington Conservation Area which the site is located within. - No HERS are located within the site, however HER22705 Creamery Farm, Former gas works is located within 40m of the site. - Uncertain 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"> - 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) 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 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 hedgerows and Dag Lane to the north, easting development to the south and west and Main Street 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

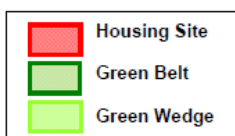
S0188: Lullington Road, Lullington

Description:

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

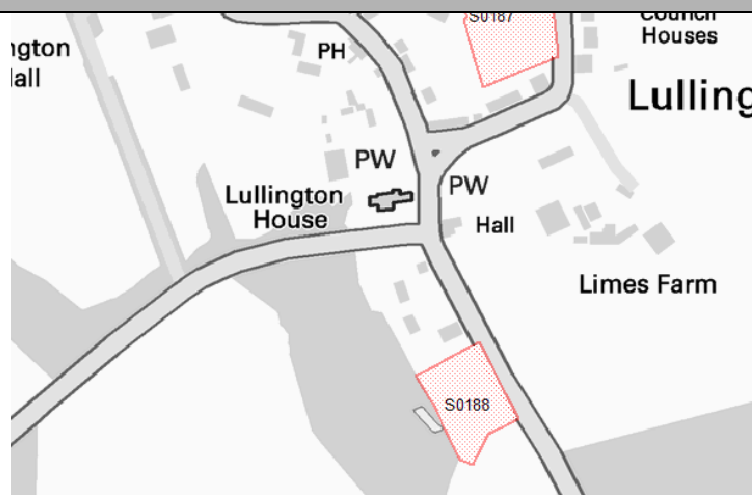
The site comprises grazing land. It extends some 0.39ha and is currently in single ownership. There is no developer interest. The site is located within the catchment the River Mease Special Area of Conservation.

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - The site is likely to be Grade 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 excess of 1200m of an hourly bus service. - There is no village centre within 1200m - The nearest major employment site is more than 4km way. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development may affect the setting of Lullington Conservation Area which the site is located within. - No HERS are located within the site. - Unknown 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"> - 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) 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 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 Lullington Road and hedgerows to the east, trees and hedgerows to the south, woodland to the west and existing development 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

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

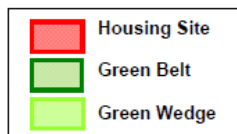
Description:

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

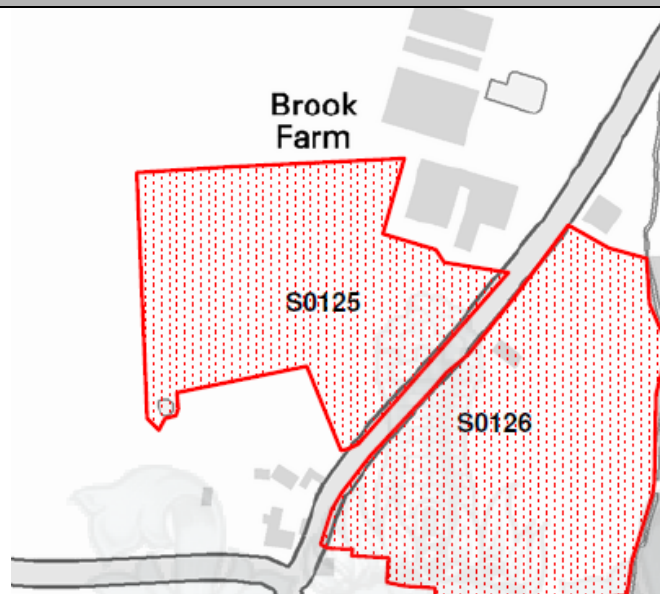
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of SD099 (Milton Carr North) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	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 within the site.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is in excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain effect.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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 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 2 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 within the site. 	<ul style="list-style-type: none"> - Inclusion of SUDS policy in the Plan in accordance with policy SD1/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"> - There is no village centre within 1200m - The site is more than 800m from an hourly bus service. - The site is more than 4km from major employment areas. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise the 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 Milton Conservation Area which is located 20m to the south of the site. - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy 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 secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Melbourne Parklands Landscape Character Area. - The site slopes steeply to the north 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by Main Street to the east, hedgerow to the west, hedgerow and existing development to the south and an unpaved track and existing development to the north. - Hedgerows 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

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

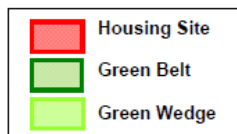
Description:

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

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

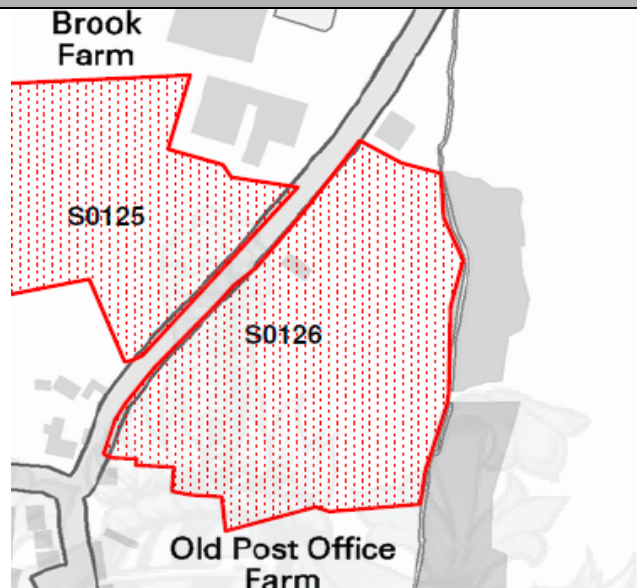
This site comprises agricultural land. To the east is a site of local importance for nature conservation. It also lies adjacent to Milton Conservation Area. The site slopes steeply at its western side and part of it falls within Flood Zone 3a. It extends some 3.28ha and is currently in single ownership.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

Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	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 immediately adjacent to County Wildlife Site SD099 (Milton Carr North) and is located within 300m of County Wildlife site SD098 Milton Carr South. - Potential Wildlife Site SD101 Meadow Lane is located within 240m of the site to the north.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site 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 be likely to include on site recreation and open space provision	- Ensure new development conforms with Policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200 m from an established village centre. - There is no metalled footpath immediately adjacent to the site, which could connect the site to the village. The closest footpath ends at 1 Main Street, which is next to the site.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain effect	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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 2 very good quality agricultural land and/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"> - Eastern boundary is in Flood Zones 3a and 2. Majority of site in Flood Zone 1. - There are areas of low to high 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"> - The site does not lie within 1200m of a village centre - The site is more than 800m from an hourly bus service. - The site is more than 4km from major 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"> - The site is adjacent to Milton Conservation Area and may affect its setting. - No HERS sites are located within the site. However the site is located 150m of HERS24529 Watermill, Repton to the south of the site - Impacts could be depended on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects BNE2, INF6 and INF7 of the Part1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies adjacent to Milton Conservation Area.. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is predominantly greenfield, however contains one dwelling and curtilage. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Melbourne Parklands Landscape Character Area. - The site slopes steadily at its western side. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by hedgerows and a wall to the west, dense woodland to the east and existing development and hedgerows to the north and south. - 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

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

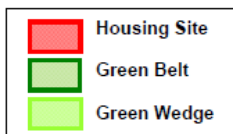
Description:

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

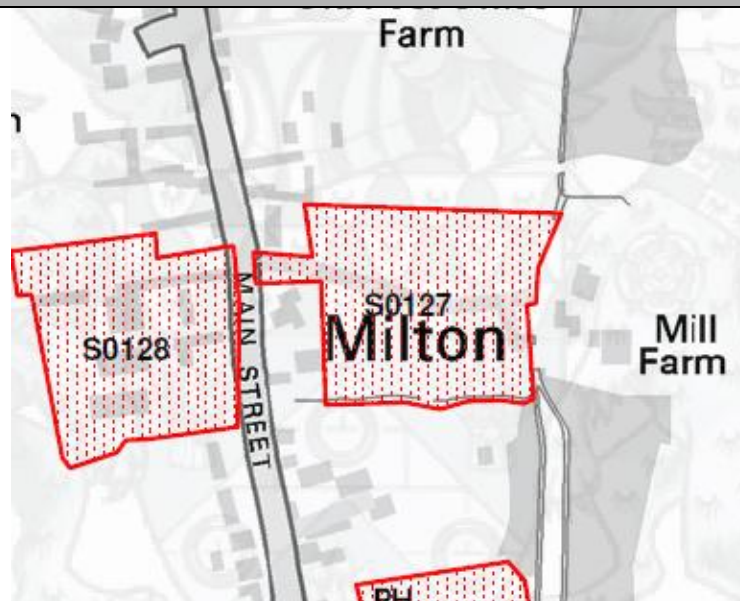
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone =Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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 2 very good quality agricultural land and/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"> - Eastern part of the site is within Flood Zones 3a and 2 although the majority of the site is within Flood Zone 1. - There is low to high 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"> - The site does not lie within 1200m of a village centre. - The site is more than 800m from an hourly bus service. - The site is more than 4km from major 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 could impact upon the setting of Milton Conservation Area (which the site is located within) and Grade II Listed Buildings Mill Farmhouse, Common Farmhouse and Brook Farmhouse. - A small proportion of HERS24549 Watermill, Repton is located within the eastern boundary of the site. The majority of the HERS site is located to the east of the site. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies adjacent to Milton Conservation Area 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Melbourne Parklands Landscape Character Area. - The slopes to the west. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the west, hedgerows to the north, trees to the east and hedgerows and trees 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

S0128: Site at Common Lane, Main Street, Milton

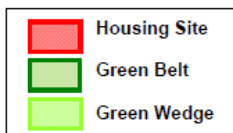
Description:

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

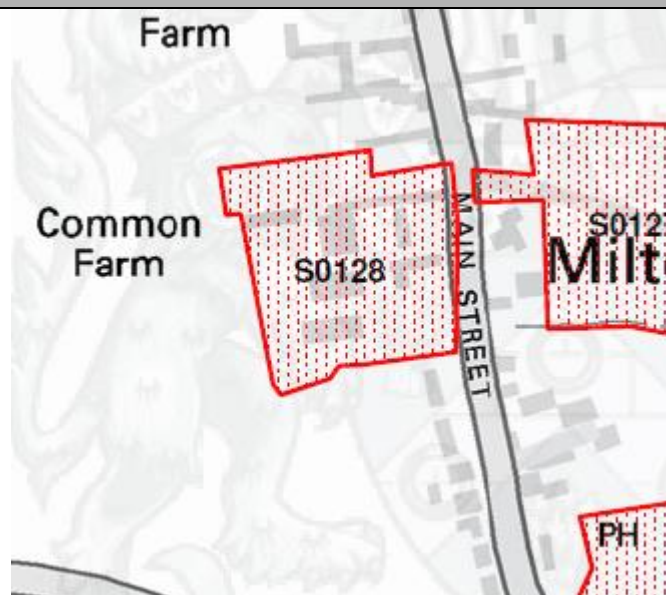
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- 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?		- Site is located within 300m of SD099 (Milton Carr North) and SD098 (Milton Carr South).	
	Could development affect protected species or BAP priority species?		- Ecological surveys undertaken in association with planning application 9/2015/0123 indicate the presence of bat roosts and nesting birds. Planning consent 9/2015/0123 requires the developer to submit a bird and bat mitigation strategy and to undertake a breeding birds survey prior to demolition of buildings or removal of vegetation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- Planning consent 9/2015/0123 provides for the establishment of a soft landscaping scheme.	
	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 will not deliver affordable housing..	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- Planning consent 9/2015/0123 provides for the conversion of buildings to provide market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development makes no specific contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites 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 include recreation or open space provision on site..	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Planning consent 9/2015/0123 does not indicate that development will make any contribution towards the provision of, or expansion of existing facilities.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Development is likely to have no impact in this respect.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Planning application 9/2015/0123 requires the maintenance of visibility displays at the site entrance.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252. Planning consent 9/2015/0123 does not require the provision of developer contributions toward schools.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Development will have no effect in this respect.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is a metalled footpath adjacent to the site on Main Street.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- No objection was raised by the local highway authority at planning consent 9/2015/0123 on these grounds.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available. - Planning consent 9/2015/0123 includes no requirements for improved strategic infrastructure delivery.	

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

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

Version 1a

S0129: Site East of Main Street, Milton

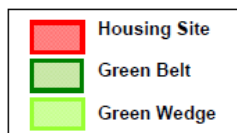
Description:

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

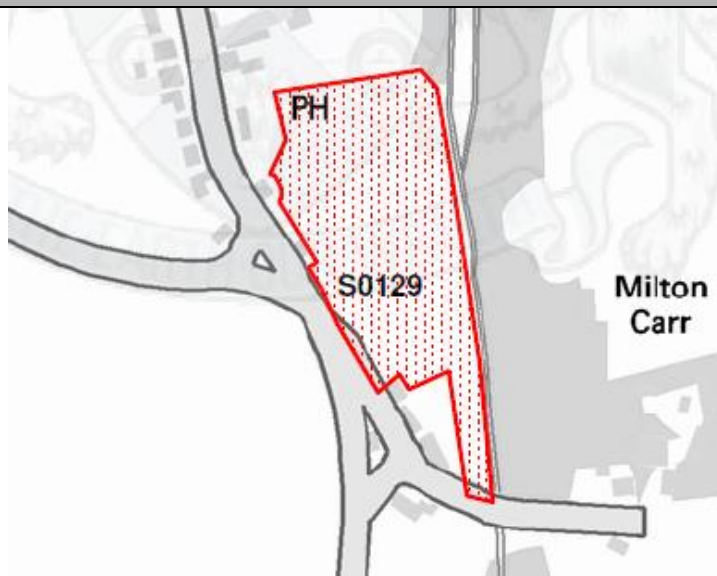
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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. 	
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 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"> - Eastern boundary is in Flood Zone 3a and Flood Zone 2. Remainder of site is in Flood Zone 1. - There is low to high 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"> - The site is more than 12000m from a village centre.. - The site is more than 800m from an hourly bus service. - The site is more than 4km from major 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 may affect the setting of the Milton Conservation Area. - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - 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 secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Melbourne Parklands Landscape Character Area. - The site slopes to the east. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north and the south, Main Street to the west and trees to the east. - Trees 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

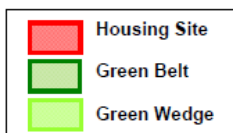
S0276: Land to the north of Mount Pleasant Road, Milton

Description:

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

The site is located to the south west of Milton. The site is greenfield. It extends some 1.2ha and is currently in single ownership. There is low developer interest in the site.

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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. 	
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 2 very good 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 more than 1200m from a village centre. - The site is more than 800m from an hourly bus service. - The site is more than 4km from major 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 could impact the setting of the Conservation Area. - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - 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 secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Melbourne Parklands Landscape Character Area. - The site slopes gently downwards from west to the east. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development to the north and east, a country lane to the south and is open to the west. - Trees 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

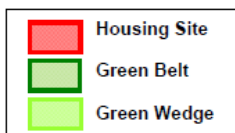
S0151: Land at Scropton Sidings, off Mill Lane, Scropton

Description:

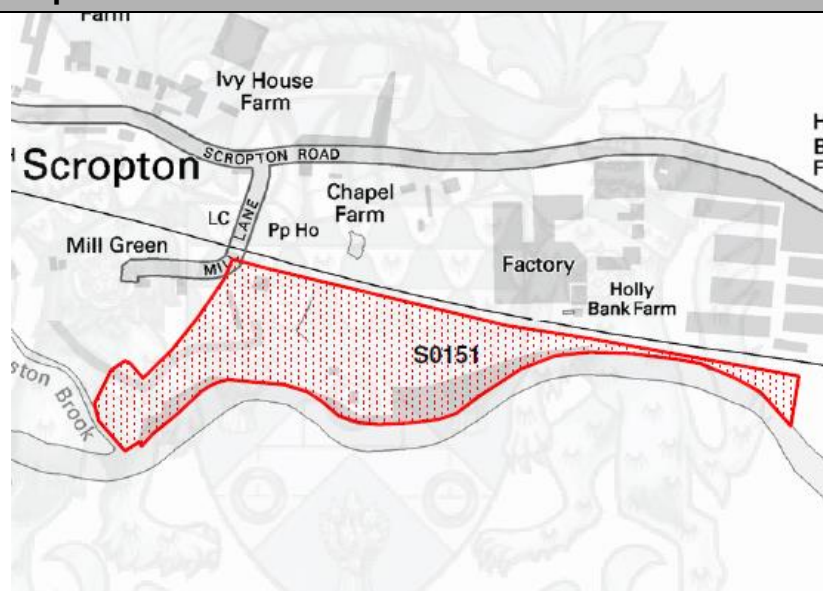
The village of Scropton is located to the west of Hatton village. It is around 15 km to Derby City Centre and just over 17 km to Swadlincote Town Centre.

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

Key



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MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will have no effect on local water quality. - 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 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. - No objection has been raised to the proposal in respect of potential for noise complaints in relation to the proximity of the adjacent railway line. 	
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 and is currently vacant open space. Therefore, the site is not currently used for agricultural purposes. 	<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 part of the site with planning consent for residential development (9/2013/0342) provides for the dwellings, but not the main access, to be constructed outside areas susceptible to fluvial flooding. - There are small pockets with 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"> - Planning consent 9/2013/0342 indicates that no development shall take place until details of surface water drainage have been approved by the Local Planning Authority. The Flood Risk Assessment submitted with the application envisages surface water drainage to on-site ponds and wetlands which will discharge to a culverted watercourse. 	
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 within 4km from the nearest large scale employment areas. The site is poorly related in respect of supermarkets and secondary school provision and is in excess of 800m of an hourly bus service. 	<ul style="list-style-type: none"> - Appropriate transport policy(INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - Development will not make a contribution toward the delivery of additional renewable energy capacity on site. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development will not affect the setting of a conservation area or any listed buildings. - No HERS sites are located within the site. County archaeologist indicates that there is potential for archaeological interest associated with the former munitions depot which occupied the site and indicated that planning consent 9/2013/0342 should require that such remains be recorded. 	<ul style="list-style-type: none"> - Ensure policy reflects BND2, 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 brownfield land and is currently vacant open space. 	<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 Lowland and Trent Valley Wash lands Landscape Character Area. - The site is despoiled and has not fully regenerated. 	
	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 physical and landscape elements, such as the River Dove to the south of the site and the railway line to the north. There are examples of hedgerows and field trees to the east and west of the site. - This land parcel could contribute towards green infrastructure provision. - Residential development under planning consent 9/2013/0342 will provide generous plots with opportunities for extensive tree and other planting. - Conditions attached to planning consent 9/2013/0342 require the submission of a landscaping scheme for the proposed development. 	

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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. - There could however be increased noise complaints due to the proximity of the site to the adjacent rail line. 	
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"> - Most of the land is technically greenfield, although much of this is occupied by agricultural buildings. The greenfield part is likely to be Grade 3 good to moderate quality agricultural land. 	<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 whole site is located within flood zone 3a. - 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 within 4km from the nearest large scale employment areas. - The site is in excess of 800m of an hourly bus service. - There is no village centre within 1200m 	<ul style="list-style-type: none"> - Appropriate transport policy(INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - The site is within 40m from Grade II listed building The Old Hall, Scropton Lane. . - Contains part of HER 20143 – medieval ridge and furrow earthworks. There may be potential for medieval remains as close to the medieval core of the village. An archaeological assessment may be needed as part of a planning application. - Impacts could be dependent on the detailed design and layout of the village. 	<ul style="list-style-type: none"> - Ensure policy reflects BND2, 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 a mixture of brownfield and greenfield land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - 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 development to the south, however is open to the north and partly 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

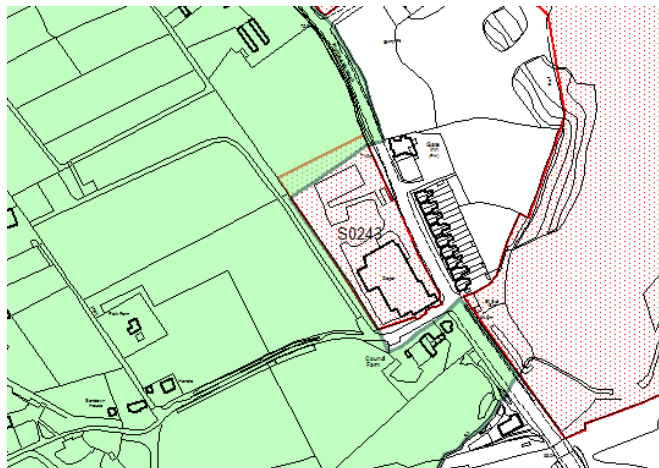
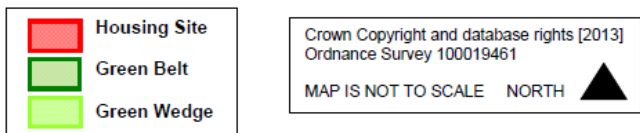
Site S0243: Land at Wrekin, Woodland Road, Stanton

Description:

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

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

Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is within 300m County Wildlife Site SD304 – “Cadley Hill Railway Area”.	
	Could development affect protected species or BAP priority species?	Yes	- There are understood to be Great Crested Newts at County Wildlife Site SD304 (see above)	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - Location in the National Forest will require 20% of the site is passed over forest planting	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the provision of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given Local Plan requirements development would be expected to make provision for affordable homes subject to viability and would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver open or recreational space on site, including in the form of National Forest planting.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan..
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could potentially contribute toward new healthcare facilities or support the expansion of existing facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- The centre of the proposed site will be more than 1200m from the Stapenhill, Castleton Park or Newhall local centres, although it is within 1200m of Stanton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure the development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is located within Stanton which has some spare capacity with 82 pupils attending the school with a capacity of 105. - The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area, There is an identified need for affordable housing in this part of the District.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of a half hourly bus service but is more than 1200m from a local centre. - There is a metalled footpath along Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- It is unlikely that the development would help to sustain local services, as it lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact on highway congestion..	- Policy INF2 Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Stanton WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available in this area.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 unlikely to have an impact on light pollution as it has an 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 may lead to reduced noise pollution given the established industrial use. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is previously developed 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 with high susceptibility to surface water flooding within the north and south 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 an hourly or better bus service. - More than 1200m from a local centre. - The site is within 2km 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"> - It is not known whether development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of a conservation area or any listed buildings. - No HERS sites are located within the site 	<ul style="list-style-type: none"> - Ensure policy reflects BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies within the National Forest, an important cultural asset. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is previously developed land. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - 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, hedgerows and trees, except for the A444 frontage. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

S0246: Land off Stanton Road, Stanton

Description:

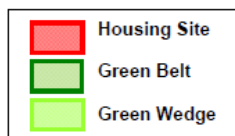
This is a large site that lies in the green belt between Stanton (Swadlincote) and Stapenhill (Burton on Trent).

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

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

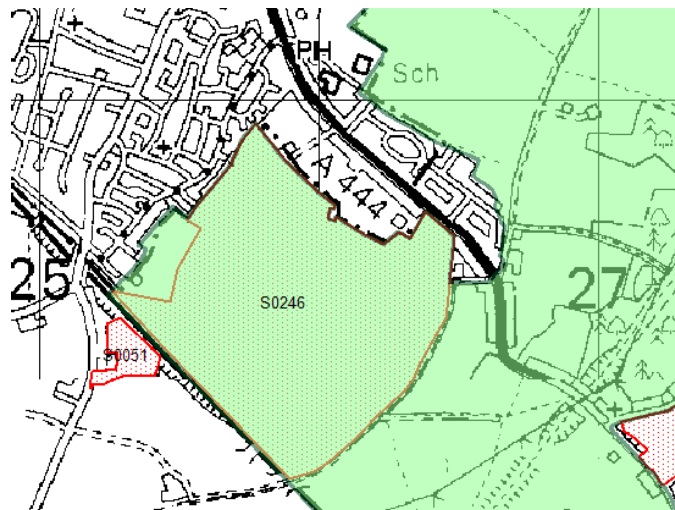
The site is located within the Green Belt.

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development is likely to deliver new open and recreational space on site including tree planting, owing to its National Forest location.	- Ensure new development improves access to local walking and cycling routes and to Stapenhill and Burton on Trent town Centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Stapenhill, (700m) or within 3km (Stanton) Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision, and within 800m of a local centre and 800m of a primary school (Violet Lane Primary and Edgehill Junior), although it is unclear whether there is any potential to accommodate growth in east staffs schools - Could connect to an existing PROW network in this area	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is located within Stanton which has some spare capacity with 82 pupils attending the school with a capacity of 105. - The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote and this area cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, which is adjacent to one of the most deprived parts of the district as well as being adjacent to Stapenhill (A deprived part of East Staffordshire)	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The nearest local centre is 800m (Rosliston Road, Burton). Bus stops within 400m on Stanton Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) - There is a metalled footpath along the A444.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A444.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m of this site, - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth - It is unclear whether capacity improvements would be required within the sewerage network around Stapenhill. - There are no known requirements for additional strategic water supply or electricity network improvements - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site.. - Nitrate Vulnerable Zone = Surface and Ground Water - Ground Water Protection Zone = No 	- None Identified.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield and located in greenbelt - Based on agricultural land classification maps held by the Authority around 80% of the site is classed as Grade 2 which is Best and Most Versatile. 	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is located within flood zone 1. - There are areas of low susceptibility to surface water flooding across the middle of the site, including pockets of medium to high susceptibility. 	- None Identified
	Will it reduce unmitigated release surface water runoff?		- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> - The site is within 800m of shop and services in Stapenhill. - There is an hourly bus service within 400m. - The nearest strategic employment is located more than 2km away. 	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development is unlikely to affect the setting of any listed buildings - Two HERS records within site (HERS 19209 – earthworks) and HERS19217 (ridge and furrow) - Development would significantly erode the gap between Burton and Swadlincote and could affect the historic character of both settlements 	- Steer development away from heritage assets on site
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- The site lies within the National Forest which is an important cultural and leisure resource within the District.	<ul style="list-style-type: none"> - Ensure sites offer good connectivity to the Local PROW network - Require National Forest Planting onsite
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> - That existing hedgerows and tree belts on the site are preserved and inform site layout. - Strategic buffer required to the north of the site.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - Site is located in the greenbelt and would erode the already narrow belt of land which separates Swadlincote and Burton on Trent. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - Site is contained by existing development roads and railway - Existing landscape elements are weak with gappy, over managed hedgerows surrounding most of the site and the individual field parcels within the site (which are small) - There is a single field to the west which has well established hedgerow including hedgerow trees which could help integrate new development into the wider landscape - This land parcel could contribute towards green infrastructure provision locally including forest planting - Uncertain effect identified due to the lack of information held regarding potential site design and layout 	

Version 1a

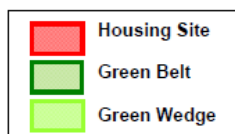
S0123: Site at North side of Church Close, Stanton by Bridge

Description:

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

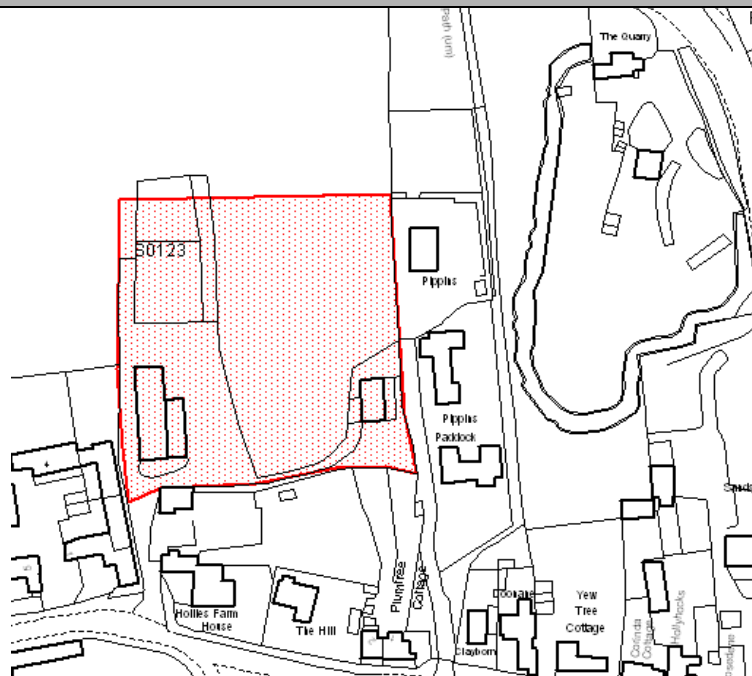
This site comprises agricultural land containing some farm buildings and is therefore considered to represent greenfield land. There is a steep gradient across the site from south to north. Part of the site lies within the Stanton by Bridge Conservation Area. The site extends some 0.67ha and is currently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

Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The site is within 300m of County Wildlife Site SD131 Stanton By Bridge Pools and within 300m of County Wildlife Site SD126 Swadkestone Gravel Pits.	
	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 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- The site promoter indicates that the site could deliver a range of housing including affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- The site promoter indicates that the site could deliver a range of housing potentially including homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?		- 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 include on site open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.3km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school, a village centre and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of an hourly bus service. Few local services (mobile library). The site is more than 1200m from a village centre. - There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Ingleby Road	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service.. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Melbourne WWTW, which currently provides some headroom. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant. 	
	Will it improve air quality		<ul style="list-style-type: none"> - Development is unlikely to have any notable air quality impacts in this area. 	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - Site is likely to be Grade 3 good to moderate quality and Grade 4 poor quality agricultural land. 	<ul style="list-style-type: none"> - None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> - The site is within flood zone 1. - The site appears not to be 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 to Melbourne and Derby. - There is no village centre within 1200m. - The nearest major employment site is more than 4km away in Derby. 	<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 Swarkestone Conservation Area (the southern part of the site is located within the Conservation Area) and Grade II Listed Buildings Poplars Farmhouse and Hollies Farmhouse and Swarkestone Bridge (which is located within 15m of the site) which is a Grade I Listed Building and a Scheduled Ancient Monument. - HERS26421 Boundary Bank is located to the north of the site and runs from east to west. In addition HERS26405 Hallow Farm Quarry and HERS26426 Ridge and Furrow Field System are located in the local area. - 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"> - The southernmost part of the site lies within Stanton-by-Bridge Conservation Area and the northern part lies adjacent to the Swarkestone Causeway Scheduled Ancient Monument. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The northern element of the site is located within the Trent Valley Washlands Landscape Character Area and the southern element of the site is located within the Melbourne Parklands Landscape Character Area - The site has a steep gradient from south to north 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by tree and hedgerows along the western, northern and eastern boundary of the site and by existing development and a road to the south of the site. - 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

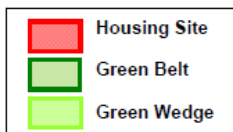
S0124: Site at South side of Church Close, Stanton by Bridge

Description:

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

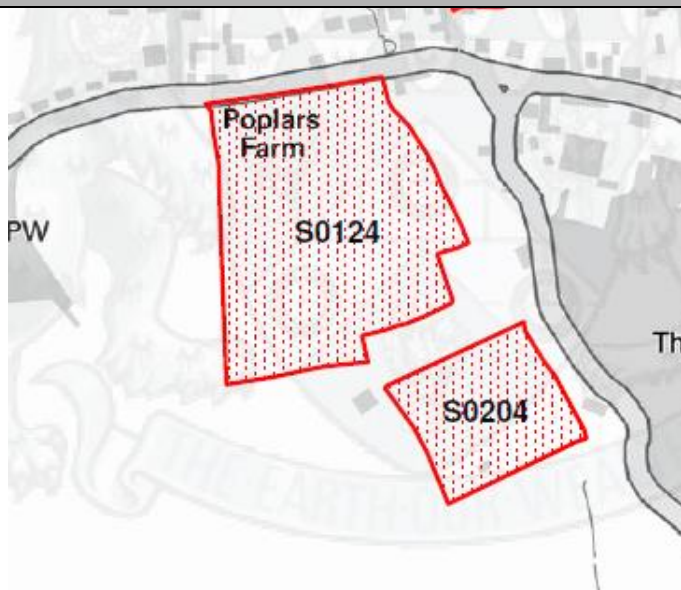
This site comprises agricultural land. The land rises to the west and south and telegraph poles run across the site. Part of the site lies within the Stanton by Bridge Conservation Area. The site extends to some 2.3ha and is currently in single ownership. There is no developer interest.

Key



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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 within 300m of County Wildlife Site SD131 (Stanton By Bridge Pools) and within 400m of SD126 Swarkestone Gravel Pits.	
	Could development affect protected species or BAP priority species?	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 include some on site open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.2km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school, village centre and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of an hourly bus service. Few local services (mobile library). The site is more than 1200m from a village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Melbourne WWTW which offers some headroom. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2, and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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. - Along the eastern boundary 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"> - The site is within 400m of an hourly bus service to Melbourne and Derby. - There is no village centre within 1200m - Site is more than 4km from the nearest major employment area, in Derby. 	<ul style="list-style-type: none"> - Appropriate transport policy (IND2) 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 lies within and is likely to cause harm to Stanton by Bridge Conservation Area and Grade II listed buildings Poplars Farmhouse and Rectory House and Grade I Listed Building Church of St Michael. - HERS26426 Ridge and Furrow Field System is situated within the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 2 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 lies within the Stanton-by-Bridge Conservation Area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Melbourne Parklands Landscape Character Area - The land rises to the west and the south. - There are telegraph poles 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 is well contained by Ingleby Road to the north and trees and hedgerows to the south east 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

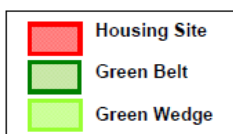
S0204: Site at Rivington Bank behind Hills Lane, Stanton by Bridge

Description:

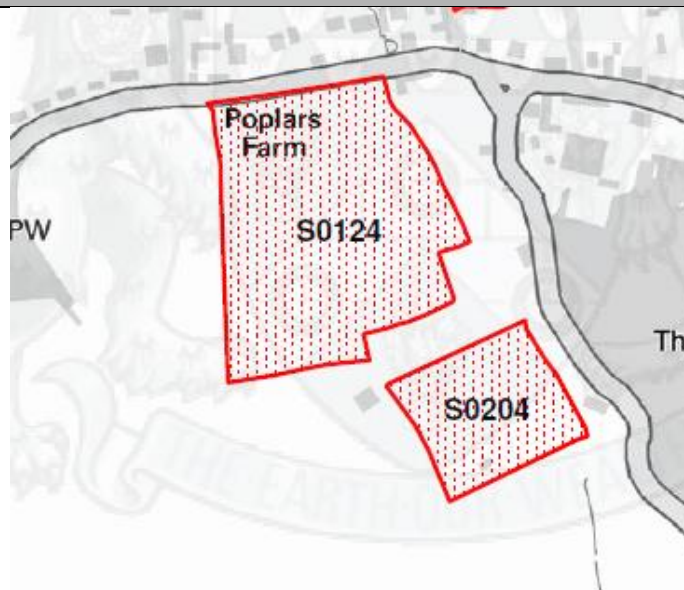
The village of Stanton by Bridge lies towards the north east of the District, and is located approximately 10km south of Derby. It is a small village with few services.

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

Key



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Ordnance Survey 100019461
MAP IS NOT TO SCALE NORTH



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2, and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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. - Within the eastern 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"> - The site is within 400m of an hourly bus service to Melbourne and Derby. - There is no village centre within 1200m - Site is more than 4km from the nearest major employment area, in Derby. 	<ul style="list-style-type: none"> - Appropriate transport policy (IND2) 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 Stanton by Bridge Conservation Area and Grade II listed buildings Poplars Farmhouse and Rectory House and Grade I Listed Building Church of St Michael. - HERS26426 Ridge and Furrow Field System is situated within the site. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 2 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Site lies adjacent to Stanton-by-Bridge Conservation Area. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> - Site is wholly greenfield. 	<ul style="list-style-type: none"> - Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> - Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Melbourne Parklands Landscape Character Area - The land slopes to the north east. 	
	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 an access track to the north and trees and hedgerows to the other boundaries. - 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

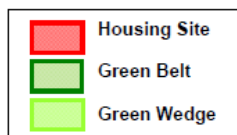
S0021: Willowpit Lane, Sutton on the Hill

Description:

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

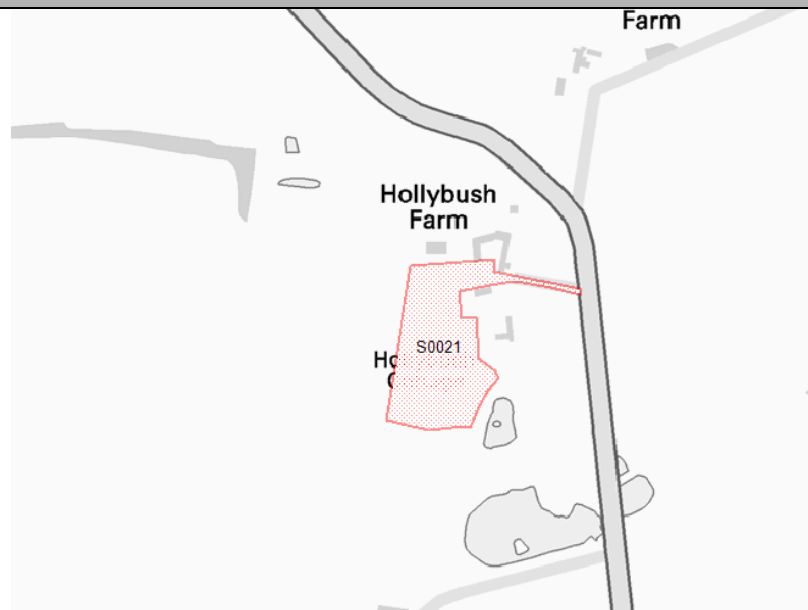
The site comprises agricultural land and woodland planting. It extends some 0.91ha and is currently in single ownership. There is medium developer interest.

Key



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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?		- The site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is within 600m at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?		- 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 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local need	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a arrange 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 could incorporate some on site open or recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site would be in excess of 1200m of key services, including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The Primary School normal area is Hilton Primary School which is exceeding capacity with 845 pupils attending the school with a 856 pupil capacity. - A new primary school has been granted planning permission within Hilton. - The secondary school normal area is John Part, Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There are no services within the immediate surrounding area. and no village centre within 1200m. - The site exceeds 1200m of an hourly bus service. - There is no metalled footpath which could connect the site to nearby settlements.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no hourly bus service within 800m of this site. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 - 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"> - 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 in excess of 1200m of an hourly bus service and the nearest village centre at Hilton. - There is no hourly bus service within 800m - The nearest major employment site lies within 4km 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 would be unlikely to affect any conservation area or listed building. - 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 	<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 Environmental Sensitivity - The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area. - The site contains a wooded area to the south and south west. 	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> - The site is contained by existing development and trees and hedgerows to the east, trees to the south and trees and hedgerows to the west and hedgerow to the north. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout. 	

Version 1a

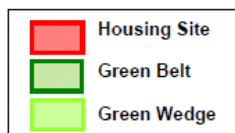
Site: S0244: Land at Acresford Road, Acresford

Description:

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

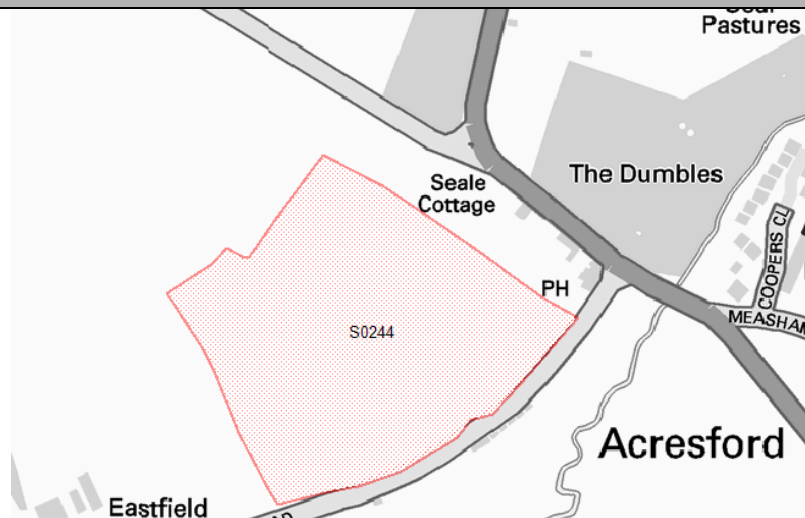
The site comprises agricultural land. It extends some 5.015ha (however 4.5ha is developable) and is currently in single ownership. There is no developer interest.

Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> - Development could make a contribution towards improving open and leisure provision both on site and within 1200m of the site. It would also provide links to the countryside beyond. - 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 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 toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Overseal 1.5km of the site. 	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> - There is no village centre within Acresford, however Netherseal is the closest village centre which offers a variety of local services within 1200m. Site is in excess of 1200m of a sports pitch. 	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> - The site promoter indicates that the detailed design of proposed dwellings would follow the principles of 'designing out crime'. This will become clear on the submission of detailed development proposals. 	<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"> - 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?		<ul style="list-style-type: none"> - Netherseal St Peters C of E Primary School has space capacity with 63 children attending the school which has a capacity of 70 pupils. - The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. 	<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 provide opportunity to deliver new affordable housing on this area most likely at around 30% on sites of over 15 dwellings on subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an affordable housing need within this area. 	<ul style="list-style-type: none"> - Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> - The site is located within 400m of an hourly bus service to Burton and Swadlincote and Ashby. - There are few services within Acresford – a public house, however more local services are located within 1200m at Netherseal - (including a convenience store, post office). - There is no metalled footpath immediately adjacent to the site, The closest footpath is on the opposite side of the road 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 could make some contribution toward the provision of open space, healthcare provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - 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 not known what impact development would 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"> - There is a hourly service between Burton and Swadlincote within 400m. - There is no established off road cycle route adjacent to this site. 	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> - Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available. 	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - Development will contribute to water quality improvements within and close to the site. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = Yes 	<ul style="list-style-type: none"> - Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> - Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development 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 	
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 2 Very Good 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 of an hourly service to Burton and Swadlincote. - The site is within 1200m of a post office and convenience store within Netherseal. - The nearest major employment site lies within 4km at Measham. 	<ul style="list-style-type: none"> - Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> - New development could support on site renewable or low carbon energy generation. 	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> - Development would be unlikely to affect any Conservation Areas or listed buildings. - Impacts could be dependent on the detailed design and layout of the scheme. 	<ul style="list-style-type: none"> - Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> - Development could improve access to the 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) 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 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 a hedgerow on the eastern, northern and western boundary of the site, and hedgerows and Acresford Road 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

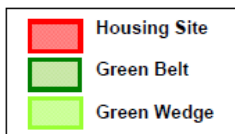
Site: S0004 Heage Lane, Etwall

Description:

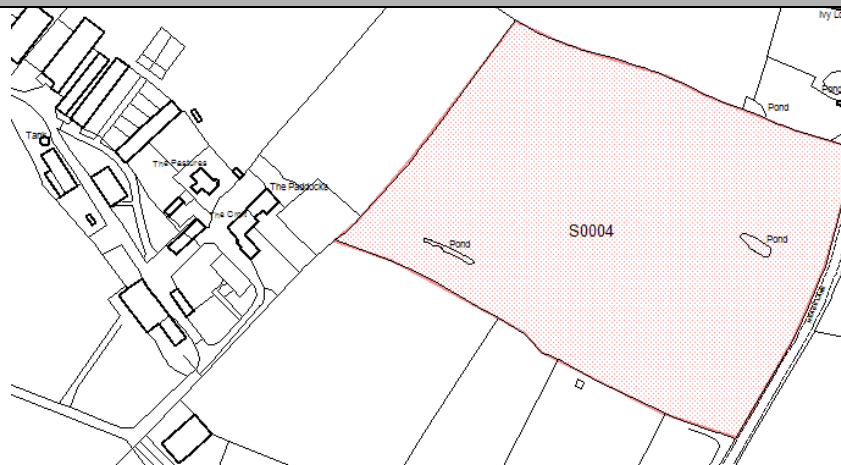
The site is located towards the north east of the District. The site is 19.9km from Swadlincote and 11.3km from Derby. The closest village to the site is Etwall, 2.1km from the site.

The site comprises agricultural land. It extends some 3.24ha and is currently in single ownership. There is no developer interest.

Key



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> - 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 	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> - Site is greenfield - The site is likely to be Grade 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, medium and high susceptibility to surface water flooding in the western and southernmost 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"> - The site more than 800m from an hourly bus service. - The nearest village centre, at Etwell, is more than 1200m away. - The nearest major employment site is at Hilton, 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 would be unlikely to affect the setting of listed building or conservation area. - 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 	<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 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 landscape features such as trees and hedgerows along the borders and Heage Lane to the 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 	

Version 1a

A stylized graphic of a plant with three leaves. The leaves are light green with white outlines. The plant is set against a purple background. The top leaf is large and pointed, while the two bottom leaves are smaller and rounded. The plant's stem is a thin white line.

Appendix 4

Sequential Test

APPENDIX 4: SEQUENTIAL TEST INFORMATION

APPROACH TO APPLYING THE SEQUENTIAL TEST

The approach to the sequential test adopted by this Authority is based on the approach advocated by the Environment Agency in respect of planning applications. The Part 2 Local Plan is a non-strategic plan. The housing allocations made within the Plan are of local significance and in all cases will deliver less than 100 homes, although typically site will be between 20 and 70 dwellings, with larger sites being located in larger settlements.

The environmental information and evidence which underpins the assessment consists of the following:

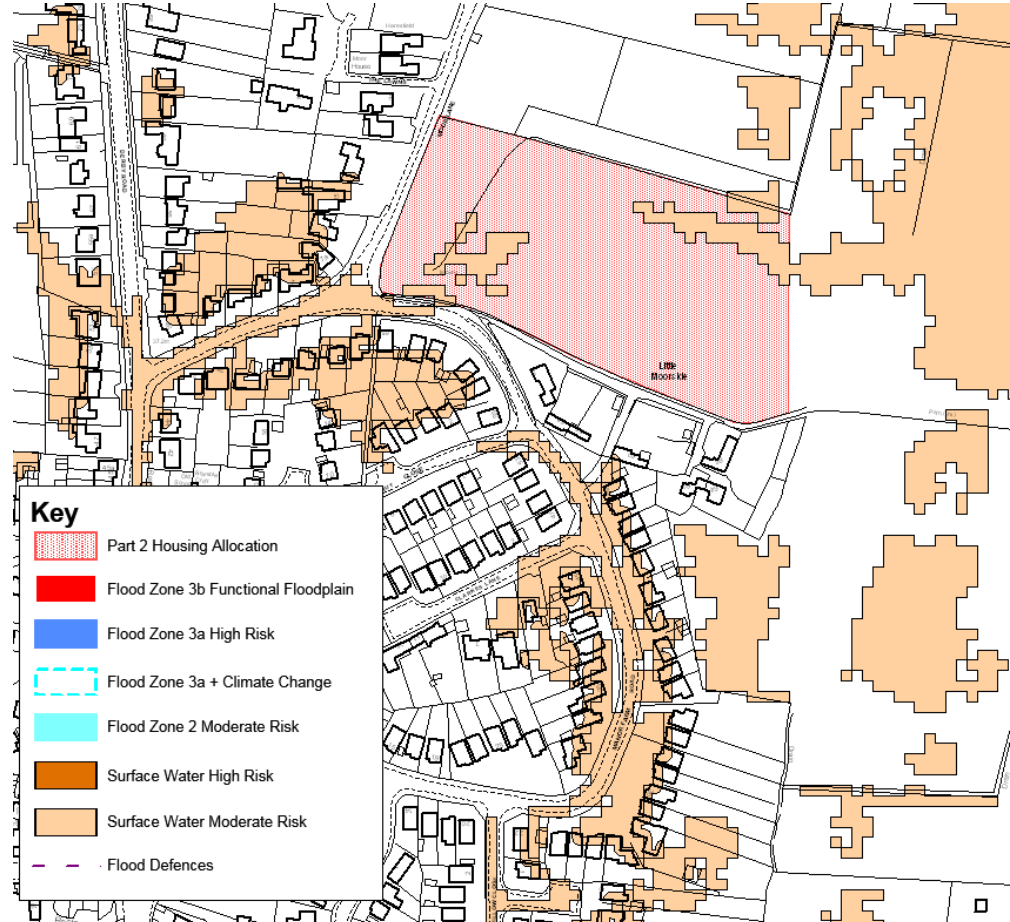
- South Derbyshire Strategic Housing Land Availability Assessment
- South Derbyshire Level 1 Strategic Flood Risk Assessment
- Environment Agency Risk of Flooding from Surface Water
- Flood Risk Assessments for proposed housing allocations (where these have been prepared)
- Updated flood maps for the Dove Valley following completion of Lower Dove Flood Risk Management Scheme
- Updated flood maps for the Hatton area following modelling of the Salt Brook commissioned by the Authority in 2014.

The following section sets out proformas for the 15 sites allocated through the Part 2 Local Plan. The Proformas includes maps indicating the flood risk on site (from Fluvial and Surface Water flooding and documents other potential sources of flooding where these are known. It then provides a description of the site (including its capacity) together with an indication of alternative sites (and the level of flood risk) located at the settlement level against which the test has been undertaken. Alternative sites that are reasonably available are based on those included in the Council's SHLAA which is available to view at:

http://www.derbyshire.gov.uk/environment/planning/planning_policy/land_availability

The proforma further records the vulnerability classification of the development proposed based on the Council' SFRA and Environment Agency's surface water flood maps. This is augmented by other flooding information including that included in Flood Risk Assessments, or other flood mapping and modelling commissioned by the Council, The Environment Agency and developers where this is available and refines the strategic mapping included in the Council's level 1 Strategic Flood Risk Assessment.

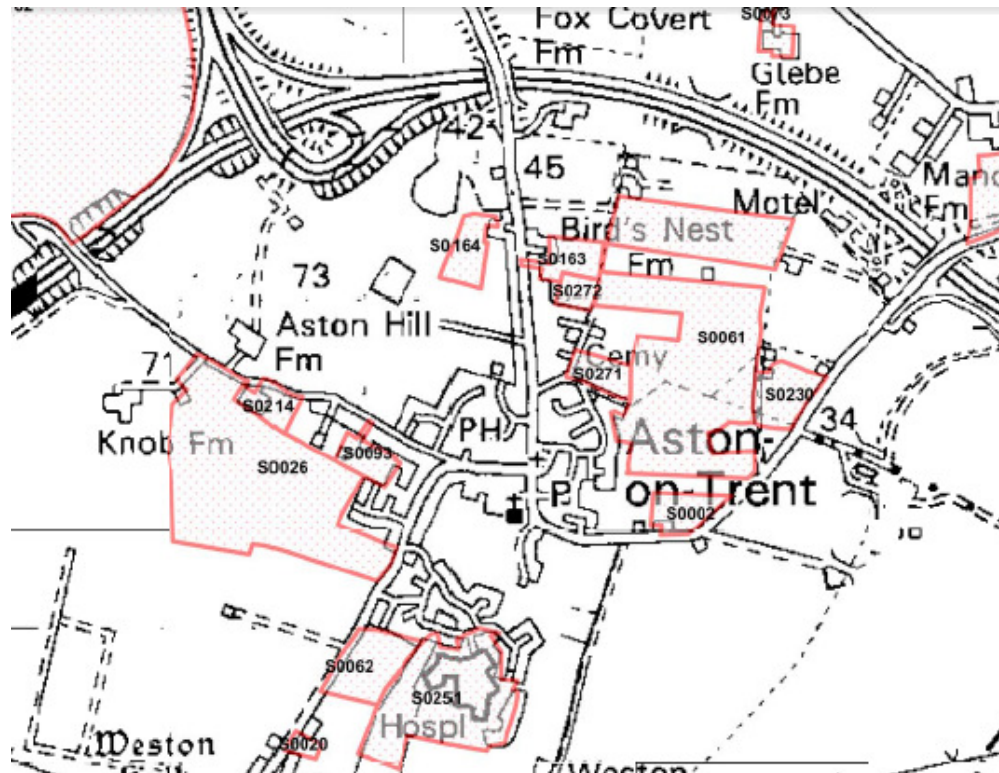
The final section of the proforma provides an indication of the Council's conclusions (both in respect of the proposed allocation and in respect of other reasonably available sites) and documents any potential constraints to development including consideration of how any constraints could be overcome. Where appropriate, sites are also considered against the exceptions test.

Local Plan Part 2 Allocation Number	Site Name
H23A	Moor Lane, Aston On Trent (S/0271)
<p>Site Description:</p> <p>This site is a Local Plan (Part 2) Allocation. It does not have planning consent and no application is currently pending on the site. The site will extend 1.8ha and will deliver around 40 dwellings. Based on the assumed capacity of the site homes will be at a density of 22 dwellings per hectare. This is relatively low and will enable the provision of green infrastructure (including Sustainable Drainage Systems) on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 1 and is at low risk of fluvial flooding. There are however small pockets of land which may be at moderate risk in respect of surface water flooding. These are located around the south west and north east of the site. However, given the modest scale of these, areas and having regard to the likely density of the scheme, it is unlikely that flooding associated with surface water will present any notable risk to new and existing homes post development subject to appropriate design, layout and construction.</p> <p>There is also evidence of historic flooding on the eastern fringes of the village, although no records of flooding in the site. However, this could point towards wider fluvial, pluvial or ground water issues in the village that should be considered through any site specific flood risk assessment for the site submitted alongside any planning application.</p> <p>There is a single historic record of sewer flooding located within 200m of the site although the record in question identified a single occurrence within the highway only.</p> <p>© Crown copyright. All rights reserved 100019461 2016 Not to Scale</p> 	

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The site is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Aston on Trent Identified in the Strategic Housing Land Availability Assessment:



S/0002: Shardlow Road, Aston on Trent
S/0020: Land adjacent to Homestead, Aston on Trent
S/0026: Valerie Road, Chellaston Lane, Aston on Trent
S/0061: Land Between Aston Moor and Moor Lane, Aston on Trent
S/0062: Land to the East of Weston Road Aston on Trent
S/0073: Land at Glebe Farm, London Road Shardlow, Aston on Trent
S/0093: Land to the rear of 51 Chellaston Lane, Aston on Trent
S/0163: Northern Fringe of Derby Road, Aston on Trent
S/0164: Northern Fringe of Derby Road, Aston on Trent
S/0214: Land at Chellaston Lane, Aston on Trent
S/0230: Field no. 2871, Shardlow Road, Aston on Trent
S/0251: Aston Hall Hospital, Aston on Trent (**Pt 1 Allocation**)
S/0272: Land off Moor Lane, Aston on Trent

The level 1 SFRA indicates that all of the above sites are located in areas where the probability of flooding is low (i.e. Flood Zone 1). A number of sites are located close to areas where historic flooding has occurred and surface water flood maps indicate the potential for some surface water flooding on a number of the SHLAA sites, although for the most part areas potentially at risk from surface water flooding in Aston are limited

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Conclusions:

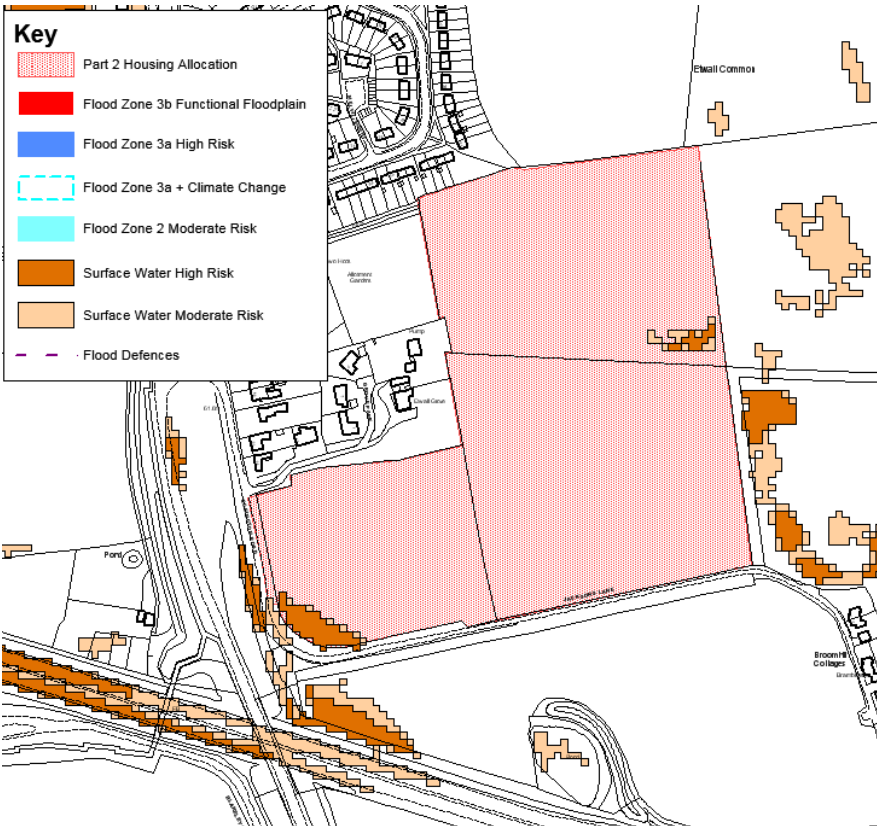
The proposed Housing Allocation [H23a Land at Moor Lane, Aston on Trent] is located in an area where there is low probability of flooding (i.e. Flood Zone 1). As there are no sites at lower risk in the village (all the sites included in the SHLAA in Aston on Trent are located in Flood Zone 1) the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water risk and historic flooding in undertaking this assessment. There are no records of historic flooding on the proposed site and surface water risk is generally low with two small pockets of moderate risk to the south west and north east of the site. These cover less than 15% of the site and given the relatively low density of the site, and the requirements in the Part 1 Local Plan. Including those set out in SD2 (Flood Risk)

and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems it is likely any risk identified in the EA mapping can be appropriately managed including through site design and layout. The Council will seek to ensure that any flood risk assessment (FRA), prepared to accompany future development on this site considers all sources of flood risk in accordance with national guidance.

Exceptions Test:

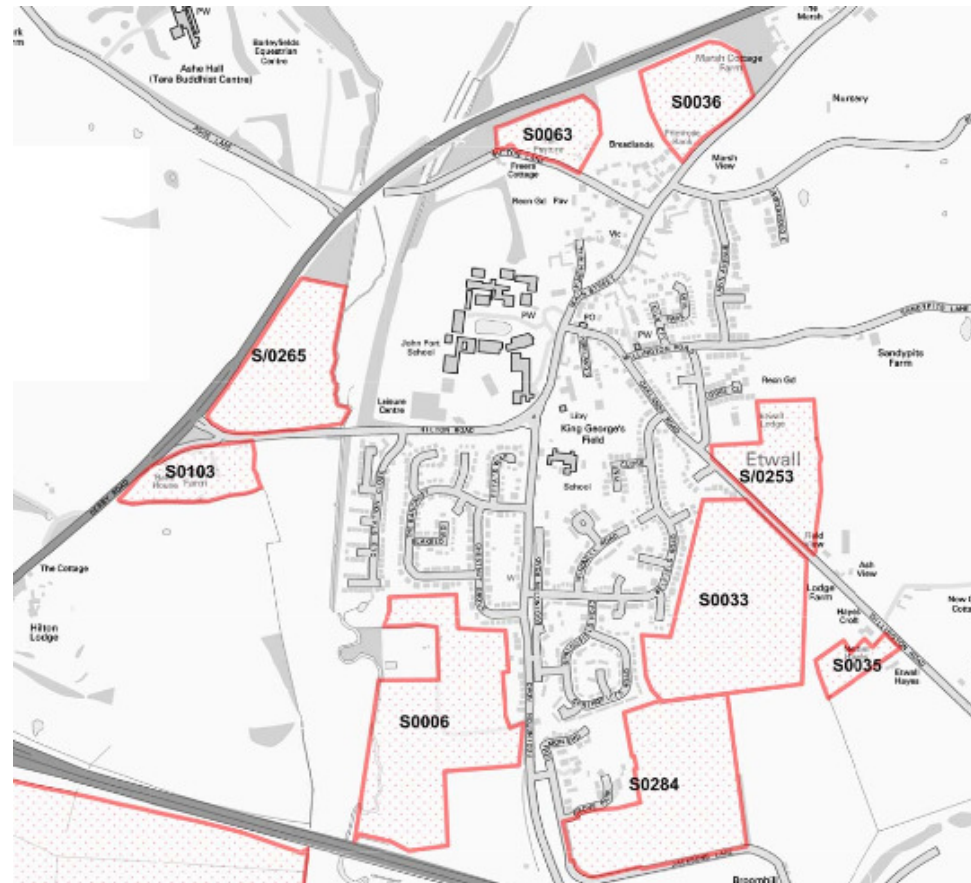
Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23B	Jacksons Lane Etwall S/0284
<p>Site Description:</p> <p>This site is a Local Plan (Part 2) Allocation. It does not have planning consent and no application is currently pending on the site although a previous application on the site was submitted in August 2015, although this was withdrawn. The site will extend 8.65ha and will deliver around 50 dwellings. Based on the assumed capacity of the site homes will be at a density of 6 dwellings per hectare. This is well below the typical density of homes achieved in the district and will enable the provision of green infrastructure (including Sustainable Drainage Systems) and noise attenuation on the site in accordance with Policy SD1 (Amenity and Environmental Quality) and SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 1 and is at low risk of fluvial flooding. There are no significant areas of surface water flooding within the site. Limited areas are however located to the south west of the site and to the south west of the northern field parcel. However, given the modest scale of these, and having regard to the likely density of the scheme, it is unlikely that flooding associated with surface water will present any notable risk to new and existing homes post development subject to appropriate design, layout and construction.</p> <p>There are no public sewers crossing the site. The closest sewer is a combined sewer in Egginton Road that runs northwards. There are no records of sewer flooding across the site or elsewhere within the vicinity of this site.</p> <p>Overland flows generated on by residential units on higher ground to the north present a very low risk of flooding to the site given that this will be constructed with an appropriate SUDS. There are no records of groundwater flooding on the site. There are no records of historic flooding within or immediately adjacent to this site.</p> <p>© Crown copyright. All rights reserved 100019461 2016</p>	
 <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences <p>Not to Scale</p>	

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The site is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Etwall identified in the Strategic Housing Land Availability Assessment:



- S/0006 - Land at Egginton Road, Etwall
- S/0033 - Land to the south of Willington Road, **Etwall (Pt 1 Allocation)**
- S/0035 - Nether Hayes, Willington Road, Etwall
- S/0036 - Land at OS part 1547, Derby Road, Etwall
- S/0063 - Land adjacent Sutton Lane- Hill Pasture, Etwall
- S/0103 - Land adj Friary House, Derby Road, Etwall
- S/0253 - Land off Willington Road, Etwall
- S/0265 - Land north of Derby Road and east of the A516, Etwall

The level 1 SFRA indicates that all of the above sites with exception of sites S/0006 and S/0265 are located in areas where the probability of flooding is low (i.e. Flood Zone 1). However site S/0006 is affect by flooding to a limited extent only and built development could be located to those areas away from the Etwall Brook which are at risk. Around half of site S/0265 is located in flood zones 2 and 3a. A number of sites are also susceptible to pockets of surface water flooding and this issue would need to be addressed should sites come forward for development.

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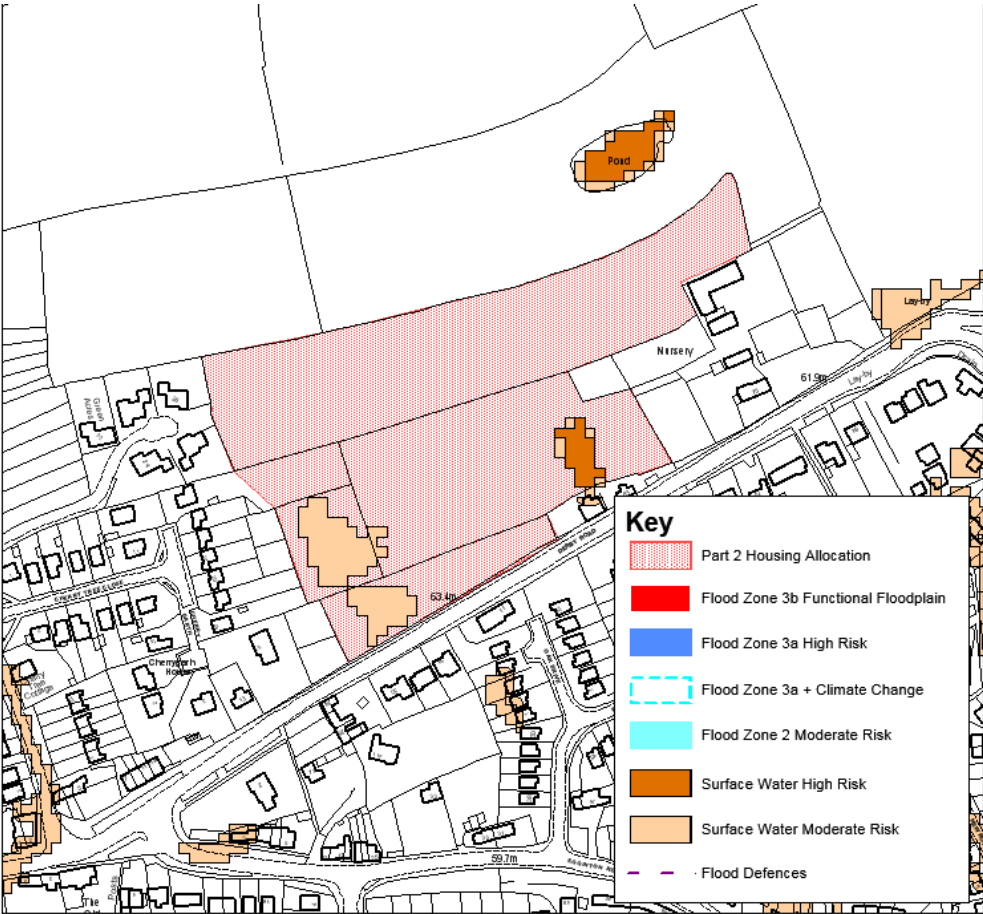
Conclusions:

The proposed Housing Allocation [H23b Land at Jacksons Lane, Etwall] is located in an area where there is low probability of flooding (i.e. Flood Zone 1). As there are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water risk, sewer flooding, groundwater flooding and historic flooding in undertaking this assessment. There are no records of historic flooding on the proposed site and surface water flood risk has not been identified around isolated pockets to the south west of the site and to the west of the northern field. Given the size of the site and given the policies set out in the Adopted Part 1 Local Plan including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems it is likely that surface water can be appropriately managed including through site design and layout. This scheme has been subject to a previous planning application which was withdrawn in March 2016. The Authority has reviewed the content of this and is satisfied that its sequential testing of the site is consistent with the finding of that FRA.

Exceptions Test:

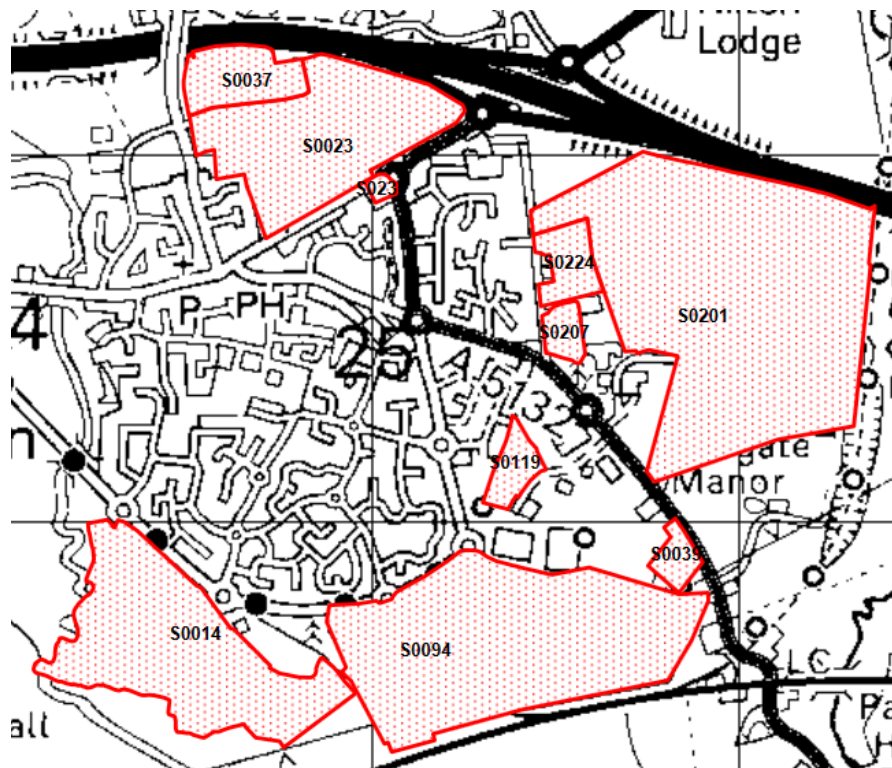
Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23C	Derby Road, Hilton S/0023
<p>Site Description:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;">  <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences </div> <div style="width: 48%;"> <p>This site is a Local Plan (Part 2) Allocation. It does not have planning consent. The site extends 3.0 ha and will deliver around 43 dwellings. Based on the assumed capacity of the site homes will be at a density of 13 dwellings per hectare. This is significantly below the typical density of homes achieved in the district and will enable the provision of green infrastructure (including Sustainable Drainage Systems) in accordance with Policy SD1 (Amenity and Environmental Quality) and SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 1 and is at low risk of fluvial flooding. There are a number of pockets of surface water flooding within the site mainly located to the south indicated by the Environment Agency's surface water flooding map, including an area of high south east of the site. However, given the limited scale of these, and having regard to the likely density of the scheme, it is unlikely that flooding associated with surface water will present any notable risk to new and existing homes post development subject to appropriate design, layout and construction. It is worth noting however that a number of minor changes to the boundary of the allocation will pull the western boundary away from an area of surface water flooding potential identified in the SHLAA Map (illustrated) An up to date version of the policy Map for this allocation can be seen in the Policies Map published for the modifications consultation.</p> <p>There is a record of sewer flooding to the highway only to the west of the site within 200m. However this was a single event within the highway only.</p> <p>© Crown copyright. All rights reserved 100019461 2016 Not to Scale</p> </div> </div>	

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The site is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Hilton identified in the Strategic Housing Land Availability Assessment:



- S/0014 - Land to the south The Mease, Hilton
- S/0023 - Land off Derby Road, Hilton
- S/0037 - Hilton Industrial Estate, Sutton Lane, Hilton
- S/0039 - Land adjacent to The Mandarin, Egginton Road, Hilton
- S/0094 - Land at Hilton Depot, The Mease, Hilton (**Pt 1 Allocation**)
- S/0103 - Land adjacent Friary House, Derby Road, Etwell.
- S/0119 - Land off Egginton Road, Hilton (**Pt 1 Allocation**)
- S/0201 - Land off Hilton Common, Lucas Lane, Hilton
- S/0207 - Hargate Lodge, Lucas Lane, Hilton
- S/0224 - Elm Tree Farm, Lucas Lane, Hilton
- S/0236 - Derby Road, Hilton

Sites to the south of Hilton are at flood risk. In particular site S/0014 is located in flood zone 3a and is considered to be at a high level of risk from fluvial flooding. Site S/0094 is located in an area identified as moderate flood risk and was allocated for 485 dwellings in the Part 1 Local Plan. This site was subject to the sequential test at the planning application stage and measures are proposed to ensure that built development is not at significant risk of flooding. All other sites identified within the SHLAA in Hilton are located in Flood Zone 1.

A number of sites are also susceptible to pockets of surface water flooding although across all sites areas at risk are limited in scale and this issue would need to be addressed through the development management process. There are historic records of flooding in the village. There is no record of groundwater or sewer flooding within or immediately adjacent to the identified sites.

Conclusions:

The proposed Housing Allocation [H23c Land at Derby Road, Hilton] is located in an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. As there are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water flood risk, sewer flooding, groundwater flooding and historic flooding in the village in undertaking this assessment. There are no records of historic flooding on the proposed site. Surface water flood risk has been identified to the south of the site. However, given the size of the site and given the policies set out in the Adopted Part 1 Local Plan including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems it is likely that surface water can be appropriately managed including through careful site design and layout. The Council will seek to ensure that any flood risk assessment (FRA), prepared to accompany future development on this site considers all sources of flood risk in accordance with national guidance and potential for surface water flooding is appropriately considered within this assessment.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23D	Station Road Melbourne S0109 and S0256
<p>Site Description:</p> <p>Both sites are Local Plan (Part 2) Allocations. Both also have planning consent and together will deliver around 46 dwellings. The smaller of the two sites extends 0.81ha, whilst the larger (most northerly site) extends 1.36ha. Based on the assumed capacity of both sites homes will be at a density of 21 dwellings per hectare. This is relatively low and will therefore help facilitate the provision of green infrastructure (including Sustainable Drainage Systems) on the site as specified in planning applications 9/2014/0287 and 9/2015/0119 in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>Both SHLAA sites would lie within an area at flood risk along their eastern boundary. However no built development is proposed within areas located in Flood Zones 2 or 3a with the consented planning schemes. There are small pockets of surface water flooding around Carr Brook indicated by the Environment Agency's surface water flood maps. However, given the modest scale of these and given that built development is not proposed in the vicinity of Carr Brook, it is unlikely that flooding associated with surface water will present any notable risk to new and existing homes post development subject to appropriate design, layout and construction. The local topography could however lead to over land flows from land to the north and the FRA for the site therefore recommends that the external works design for the development should maintain finished floor levels generally above the external levels in order that any potential overland flows are routed away from buildings.</p> <p>There are no records of sewers crossing the site and therefore risk from sewer flooding is limited. Similarly the Council has not identified any records of groundwater or historic flooding on the two sites, although there is a record of historic flooding to the west of the site along Station Road. There are records of sewer flooding in the village including a number of recent events although they are not related to the proposed site.</p>	
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Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Melbourne identified in the Strategic Housing Land Availability Assessment:



S/0009 - Jawbone Lane, Kings Newton, Melbourne
S/0108 - Land fronting Blackwell Lane, Melbourne
S/0109 - Field no 294, Station Road, Melbourne
S/0176 - Breach Lane, Melbourne
S/0225 - Bond Elm, Jawbone Lane, Kings Newton
S/0226 - Land at Jawbone Lane, Kings Newton
S/0256 - Field no.251, Station Road, Melbourne
S/0285 - Land at Derby Road, Melbourne

Site S/0108 is located partially within flood zones 2 and 3 with land around Blackwell Brook (to the south and east of the site being at risk). Around a quarter of the SHLAA site is located in areas at moderate and high risk. Sites S/0109 and S/0256 are located adjacent to Carr Brook. Less than 10% of both sites are located in an area at risk from fluvial flooding and no built development is proposed within areas located in Flood zone 2 and 3a. All other sites identified within the SHLAA in Melbourne are located in Flood Zone 1.

A number of sites are also susceptible to limited pockets of surface water flooding although across all sites areas at risk are limited in scale, with the exception of the Blackwell Lane site, although surface water flooding is likely to fall within the same areas located in fluvial flood zones. There is no record of groundwater or sewer flooding within or adjacent to the identified sites.

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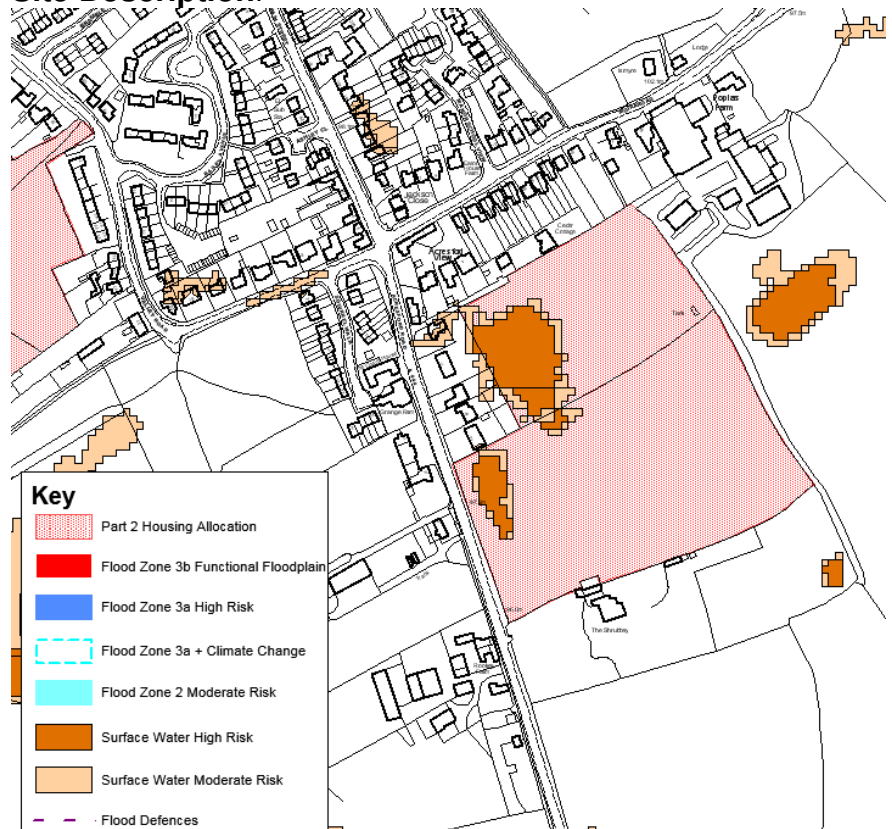
Conclusions:

The proposed Housing Allocations [H23d and H23e) Land at Station Road, Melbourne] are located mainly in an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. Both sites have planning consent and the proposals do not include any built development in the area immediately adjacent to Carr Brook located in Flood Zone 2 or 3a. Given that built development will only occur in Flood zone 1 (low probability of flooding) there are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water flood risk, sewer flooding, groundwater flooding and historic flooding in the village in undertaking this assessment. There are no records of historic flooding on the proposed site. Surface water flood risk has been identified to the south of the site, although this correlates with the area susceptible to fluvial flooding and development will not take place in this area. Moreover, given the policies set out in the Adopted Part 1 Local Plan including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems (and having regard to the SUDS proposed on site in applications 9/2014/0287 and 9/2015/0119) it is likely that surface water can be appropriately managed on site. Nonetheless, any policy to allocate the site should include a requirement to ensure that all built development is located in Flood Zone 1 in order that no development is sought in areas at higher risk in the event of the current planning consents lapsing. Risk of overland flow from the north identified in the applicants FRA owing to the steeply sloping nature of the local topography is to be addressed by way of raising the built level of homes within the site slightly above existing ground levels. Although again this requirement could be included in any detailed allocation.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23E	Acresford Road, Overseal S/0250
<p>Site Description:</p> 	
<p>This is a Part 2 Allocation, which also has the benefit of planning consent. It will deliver around 70 dwellings across a site area of 4.7ha. Based on the consented scheme the site will be built out at a density of 15 dwellings per hectare. This is relatively low and will therefore help facilitate the provision of green infrastructure (including Sustainable Drainage Systems) on the site as specified in planning applications 9/2015/1063 in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan. The site is within the catchment of the River Mease and the development will therefore be supported by an appropriate SUDS to both manage surface water flooding and the quality of any surface water discharges from the site.</p> <p>The site is located in Flood Zone 1 in respect of fluvial flood risk. There are small pockets of surface water flooding located to the west of the site including areas at high risk. However, given the modest scale of these and the proposals to manage surface water on site through an appropriate SUDS, it is unlikely that flooding associated with surface water will present any notable risk to new and existing homes post development subject to appropriate design, layout and construction.</p> <p>There are no records of sewers crossing the site and therefore risk from sewer flooding is limited. There is a sewer flooding record to the north of the site within 200m although this was an isolated incident affecting the highway only. Similarly the Council has not identified any records of groundwater or historic flooding on the site.</p> <p>© Crown copyright. All rights reserved 100019461 2016 Not to Scale</p>	

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Overseal identified in the Strategic Housing Land Availability Assessment:



- S/0013 - Land leading off Stanleigh Road, Overseal
- S/0022 - OS 2900, Valley Road, Overseal (**Part 2 Allocation**)
- S/0046 - Adjacent to 37 Valley Road, Overseal
- S/0047 - Whitehouses site, south of Woodville Road
- S/0053 - Towpath site, Spring Cottage Road, Overseal
- S/0055 - Rear of 21 Gorsey Leys, Overseal
- S/0141 - Land to the north of Lullington Road, Overseal
- S/0145 - Land to south of Lullington Road, Overseal
- S/0249 - Land off Moira Road, Overseal
- S/0250 - Land off Acresford Road, Overseal (**Part 2 Allocation**)
- S/0258 - Land at Poplars Farm, Overseal
- S/0268 - Land off Green Lane, Overseal

Around 85% of site S/0055 is located in areas of medium and high risk flood risk (Flood Zones 2 and 3). Around 15% of sites S/0047 is located in Flood Zone 2/3 and the site access would be located in Zone 2. The access to Site S/0053 is likely to be located in an area in Zone 2 or 3 although the remainder of the site is at low levels of fluvial flood risk. All other sites are located in Flood Zone 1.

Surface water flood maps indicate that most sites in Overseal are either unaffected, or affected to a limited extent by surface water flood risk. There are areas at moderate and high risk of surface water flooding within this site (S/0250). And these will need to be addressed through the detailed design of any SUDS, which will also be expected to reflect the sensitive nature of the River Mease SAC located to the South. There are no public sewers crossing the site. The FRA undertaken for this site indicates that sewer flooding and ground water flooding present no risk to the site.

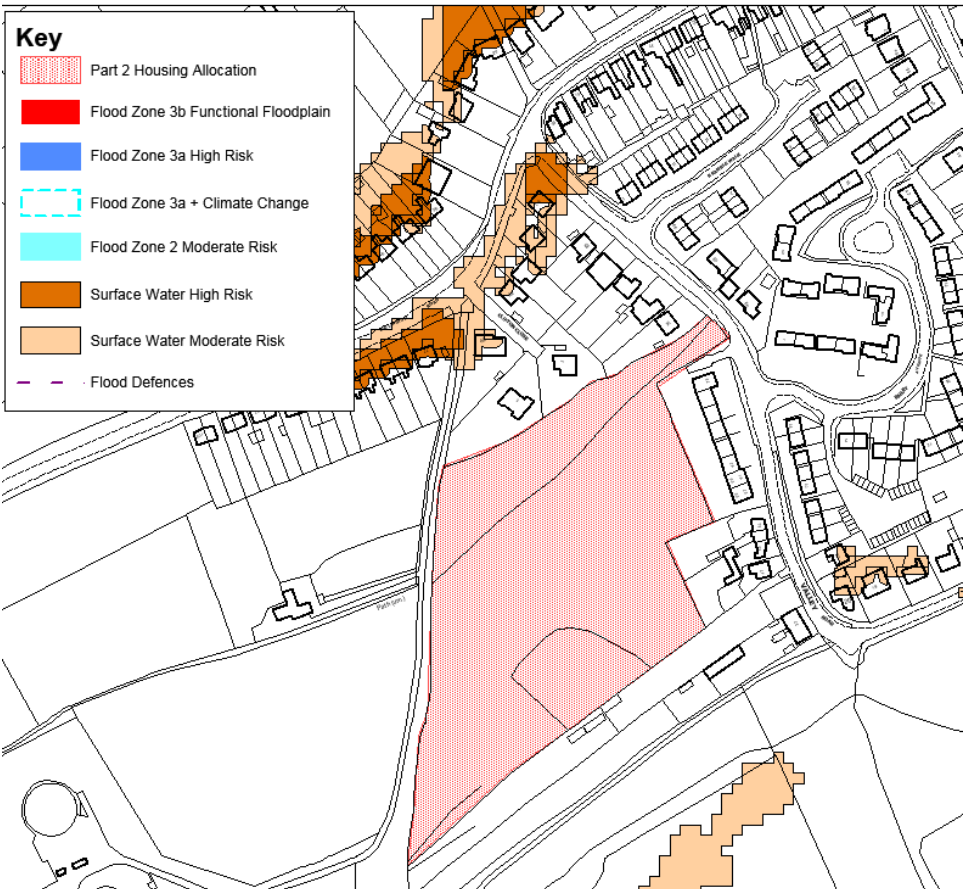
Conclusions:

The proposed Housing Allocation (H23f) [Land at Acresford Road, Overseal] is located within an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. The site has planning consent and given that built development will only occur in Flood zone 1 (low probability of flooding) there are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water flood risk (there is potential for runoff from the north) and mapping indicates potential flooding around pockets to the north west of the site. These will remain to be addressed through any detailed drainage scheme to be implemented on site. There is no risk from, sewer flooding, groundwater flooding and historic flooding identified either by the Council's own review or set out in the Flood Risk Assessment (FRA) for the site.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23F	Valley Road, Overseal S/0022
<p>Site Description:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences </div> <div style="width: 50%;"> <p>This is a Part 2 Allocation, which also has the benefit of planning consent. It will deliver around 64 dwellings across a site area of 2.05ha. Based on the consented scheme the site will be built out at a density of 31 dwellings per hectare. This is typical of many housing schemes in the District and will provide for the provision of green infrastructure (including Sustainable Drainage Systems) on the site as specified in planning applications 9/2014/0431 in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan. The site is within the catchment of the River Mease and the development will therefore be supported by an appropriate SUDS to both manage surface water flooding and the quality of any surface water discharges from the site.</p> <p>The site is located in Flood Zone 1 in respect of fluvial flood risk. There is no surface water flood risk identified, however the existing application proposes an appropriate SUDS to manage surface water flows post development. It is unlikely that flooding associated with surface water will present any notable risk to new and existing homes post development subject to appropriate design, layout and construction.</p> <p>There are no records of sewers crossing the site, although a number are located following the southern and western boundaries. There is no record of any flooding in the network around the site. The risk of sewer flooding is therefore limited. Similarly the Council has not identified any records of groundwater or other historic flooding on the site.</p> <p>© Crown copyright. All rights reserved 100019461 2016 Not to Scale</p> </div> </div> 	

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Overseal identified in the Strategic Housing Land Availability Assessment:



- S/0013 - Land leading off Stanleigh Road, Overseal
- S/0022 - OS 2900, Valley Road, Overseal (**Part 2 Allocation**)
- S/0046 - Adjacent to 37 Valley Road, Overseal
- S/0047 - Whitehouses site, south of Woodville Road
- S/0053 - Towpath site, Spring Cottage Road, Overseal
- S/0055 - Rear of 21 Gorsey Leys, Overseal
- S/0141 - Land to the north of Lullington Road, Overseal
- S/0145 - Land to south of Lullington Road, Overseal
- S/0249 - Land off Moira Road, Overseal
- S/0250 - Land off Acresford Road, Overseal (**Part 2 Allocation**)
- S/0258 - Land at Poplars Farm, Overseal
- S/0268 - Land off Green Lane, Overseal

Around 85% of site S/0055 is located in areas of medium and high risk flood risk (Flood Zones 2 and 3). Around 15% of sites S/0047 is located in Flood Zone 2/3 and the site access would be located in Zone 2. The access to Site S/0053 is likely to be located in an area in Zone 2 or 3 although the remainder of the site is at low levels of fluvial flood risk. All other sites are located in Flood Zone 1.

Surface water flood maps indicate that most sites in Overseal are either unaffected, or affected to a limited extent by surface water flood risk. There are no areas identified at risk from surface water flooding in this site. A SUDS is proposed on site to manage surface water drainage and reflect the sensitive nature of the River Mease SAC located to the South. There are no public sewers crossing the site, although a number wrap around the site. The FRA undertaken for this site indicates that sewer flooding and ground water flooding present no risk to the site. There are no records of historic flooding within or around the site.

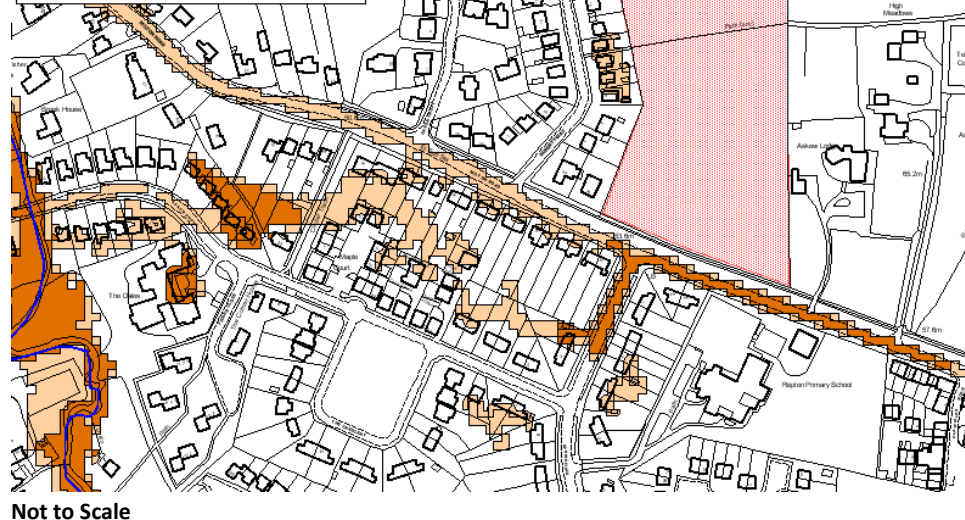
Conclusions:

The proposed Housing Allocation (H23g) [Land at Valley Road, Overseal] is located within an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. The site has planning consent and given that built development will only occur in Flood zone 1 (low probability of flooding) there are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water flood risk as well as risk from the sewerage network and ground water and potential risk are limited. There are no records of historic flooding within the site. Site drainage will remain to be addressed through any detailed drainage scheme to be implemented on site. In undertaking this appraisal regard has been had to environmental information held by the Council as well as the site specific flood risk assessment submitted alongside planning application 9/2014/0431.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23G	Land at Milton Road, Repton S/0101
<div data-bbox="181 304 544 341"> Site Description: </div> <div data-bbox="181 341 1142 1270"> <div data-bbox="181 341 544 746"> <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences </div>  <p>Not to Scale</p> </div> <div data-bbox="1142 341 2056 1270"> <p>This is a Part 2 allocation; the site extends 2.4ha and has capacity for around 24 homes. As such it is likely that the site will be built out at a density of 10.4 dwellings per hectare. This is notably lower than many of many housing schemes in the District and will provide for the provision of green infrastructure (including Sustainable Drainage Systems) on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 1 in respect of fluvial flood risk. There is no surface water flood risk identified on site although there are a number of small pockets of risk surrounding the site as well as potential for surface water flooding along Milton Road to the South of the site. It is unlikely that flooding associated with surface water will present any notable risk to new homes post development subject to appropriate design, layout and construction.</p> <p>There are no records of sewers crossing the site and no records of Sewers in Milton Road to the south of the site. The risk of sewer flooding is therefore very limited. It is noted however that a number of sewer flooding incidents are recorded within the village. Similarly the Council has not identified any records of groundwater or other historic flooding on the site, although surface water flood maps indicate that Milton Road could convey surface water during some storm events, given the topography of the site it is unlikely that such flows would affect the proposal site.</p> <p>© Crown copyright. All rights reserved 100019461 2016</p> </div>	

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

S/0088 - Land off Longlands, Mount Pleasant Road, Repton (**Part 2 Allocation**)
 S/0089 - Adjacent Mount Pleasant PH, Mount Pleasant
 S/0101 - Land at Askew Hill, Milton Road, Repton (**Part 2 Allocation**)
 S/0116 - Askew Lodge, Milton Road, Repton
 S/0116a - Askew Lodge, Milton Road, Repton
 S/0130 - Land east of Milton Road, Repton
 S/0131 - South and east of Mount Pleasant PH, Mount Pleasant
 S/0134 - Burton Road, Repton
 S/0181 - Chestnut Way, Repton
 S/0209 - The Coach House & Danesgate, Well Lane, Repton
 S/0242 - Land to the south east side of Burton Road
 S/0257 - Land off Milton Road, Repton
 S/0273 - Land at Cokhay Farm, Repton
 S/0278 - Land at Bower Hill, Well Lane, Repton

Around a quarter of site S/0130 is located in flood Zones 3b, 3a and 2, whilst around 5% of Site S/0089 is located in in Flood Zone 2 and Flood Zone 3. Most sites in Repton are located in Flood Zone 1.

Surface water flood maps show that are number of sites in the village are affected to a limited extent by surface water flood risk. There are no areas identified at risk from surface water flooding in this site. A SUDS would be required on site to manage surface water drainage in accordance with policies set out in the Adopted Part 1 Local Plan. There are no public sewers crossing the site or located within Milton Road to the South. There is no potential for sewer flooding identified. There are no records of ground water or historic flooding in the vicinity of the site.

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S/0278 - Land at Bower Hill, Well Lane, Repton

Surface water flood maps show that a number of sites in the village are affected to a limited extent by surface water flood risk. There are no areas identified at risk from surface water flooding in this site. A SUDS would be required on site to manage surface water drainage in accordance with policies set out in the Adopted Part 1 Local Plan. There are no public sewers crossing the site or located within Milton Road to the South. There is no potential for sewer flooding identified. There are no records of ground water or historic flooding in the vicinity of the site.

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Conclusions:

The proposed Housing Allocation (H23h) [Milton Road, Repton S/0101] is located within an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. There are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority.

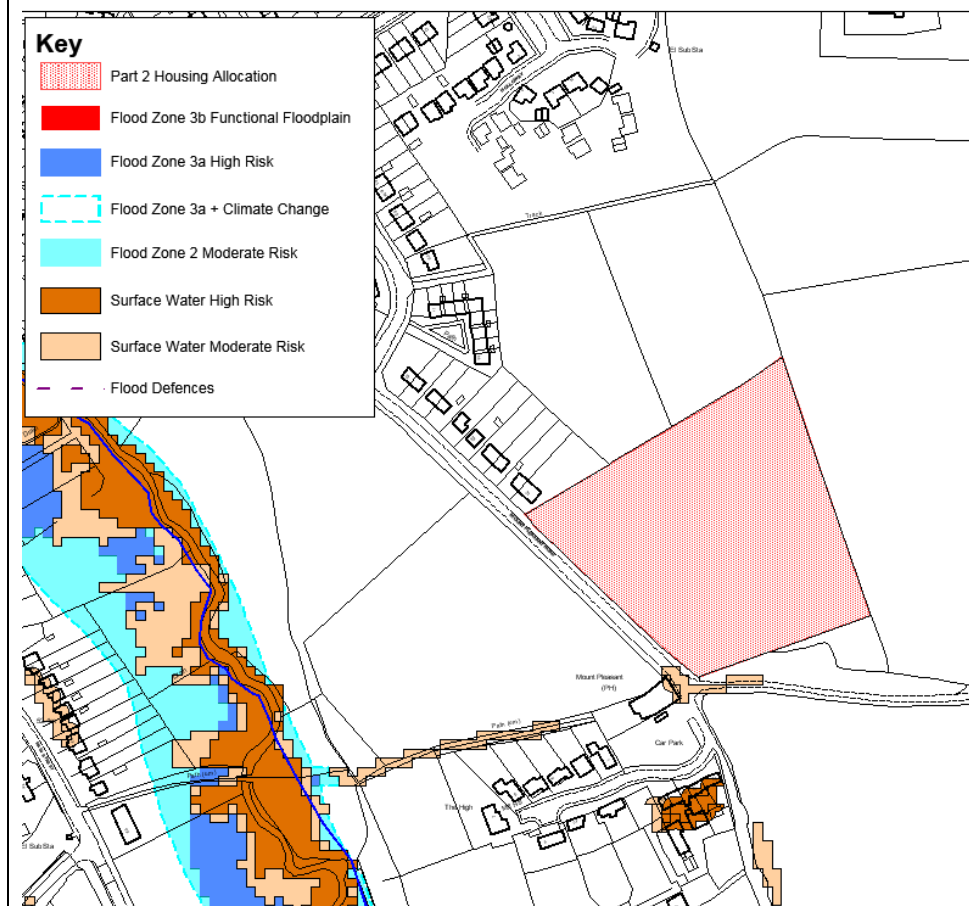
Consideration has been given to surface water flood risk as well as risk from the sewerage network and ground water and potential risk from these sources are not considered significant. There are no records of historic flooding within the site or areas immediately around the site. Site drainage will remain to be addressed through any proposed drainage scheme to be designed to serve the site. In undertaking this appraisal regard has been had to environmental information held by the Council.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23H	Mount Pleasant Road, Repton S/0088

Site Description:



This is a Part 2 allocation; the site extends 1.75ha and has capacity for around 24 homes. As such it is likely that the site will be built out at a density of 13.7 dwellings per hectare. This is significantly lower than many of many housing schemes in the District and will provide for the provision of green infrastructure (including Sustainable Drainage Systems) on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.

The site is located in Flood Zone 1 in respect of fluvial flood risk. There is no surface water flood risk identified on site although there are a number of small pockets of risk surrounding the site including around the Mount Pleasant Public House to the South of the site. It is unlikely that flooding associated with surface water will present any notable risk to new homes post development subject to appropriate design, layout and construction.

There are no records of sewers currently crossing the site. Any additional sewer connections from the site would connect to existing infrastructure in Springfield Road/Mount Pleasant Road. The risk of sewer flooding is therefore very limited, although a number of sewer flooding incidents have occurred in the village. Similarly the Council has not identified any records of groundwater or other historic flooding on the site.

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Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Overseal identified in the Strategic Housing Land Availability Assessment:



S/0088 - Land off Longlands, Mount Pleasant Road, Repton (**Part 2 Allocation**)

S/0089 - Adjacent Mount Pleasant PH, Mount Pleasant

S/0101 - Land at Askew Hill, Milton Road, Repton (**Part 2 Allocation**)

S/0116 - Askew Lodge, Milton Road, Repton

S/0116a - Askew Lodge, Milton Road, Repton

S/0130 - Land east of Milton Road, Repton

S/0131 - South and east of Mount Pleasant PH, Mount Pleasant

S/0134 - Burton Road, Repton

S/0181 - Chestnut Way, Repton

S/0209 - The Coach House & Danesgate, Well Lane, Repton

S/0242 - Land to the south east side of Burton Road

S/0257 - Land off Milton Road, Repton

S/0273 - Land at Cokhay Farm, Repton

S/0278 - Land at Bower Hill, Well Lane, Repton

Around a quarter of site S/0130 is located in flood Zones 3b, 3a and 2, whilst around 5% of Site S/0089 is located in in Flood Zone 2 and Flood Zone 3. Most sites in Repton are located in Flood Zone 1.

Surface water flood maps show that a number of sites in the village are affected to a limited extent by surface water flood risk. There are no areas identified at risk from surface water flooding in this site. A SUDS is proposed on site to manage surface water drainage and the FRA and drainage study indicate that a number of attenuation basins will be constructed on site and water discharged from these into surface water sewers on the Mount Pleasant or Springfield Road. There are no records of ground water or historic flooding in the vicinity of the site.

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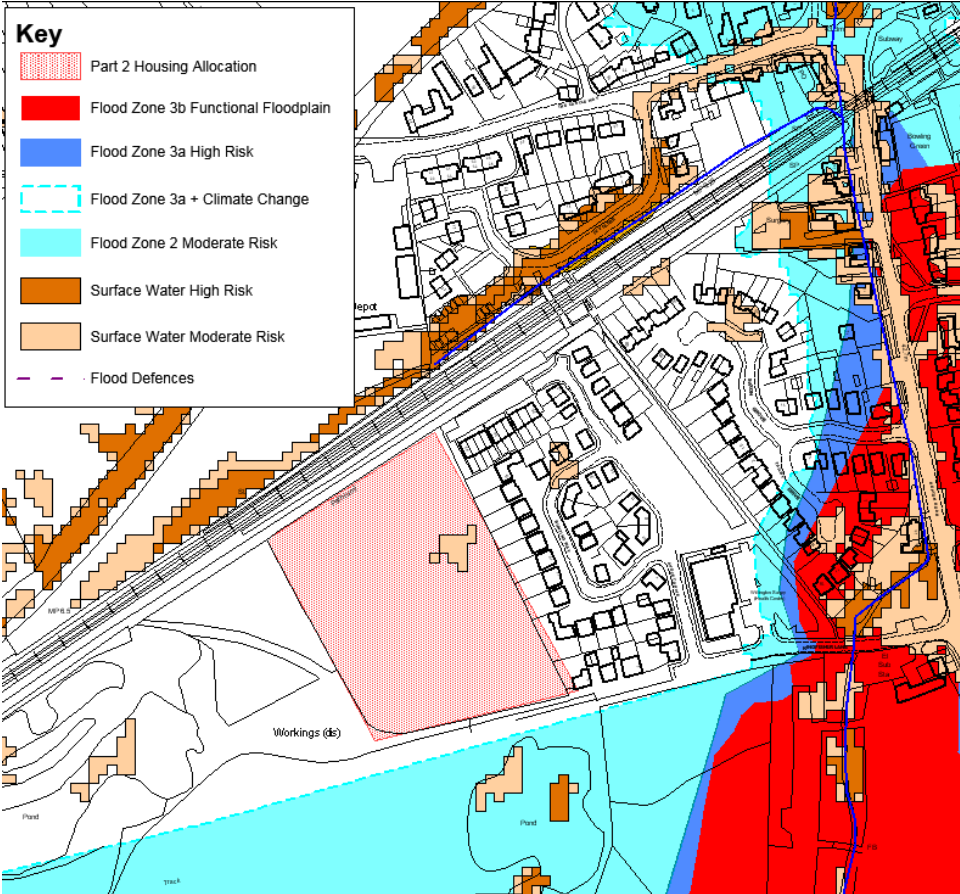
Conclusions:

The proposed Housing Allocation (H23i) [Mount Pleasant Road, Repton] is located in an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. Given that built development will only occur in Flood Zone 1 (low probability of flooding) there are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water flood risk, sewer flooding, groundwater flooding and historic flooding in the village in undertaking this assessment. There are no records of historic flooding on the proposed site. Surface water flood risk has been identified to the south of the sit, although there are no identified pockets of flood risk in the site itself. Given the policies set out in the Adopted Part 1 Local Plan including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems (and having regard to the SUDS proposed on site in application 9/2014/1093 it is likely that surface water can be appropriately managed on site. Risk of overland flow associated with the creation of impermeable areas on site is identified as a posing a moderate risk within the applicants FRA and drainage strategy owing to the local topography and permeability of local soil and is to be addressed by way of raising the built level of homes within the site 150mm above existing ground levels.

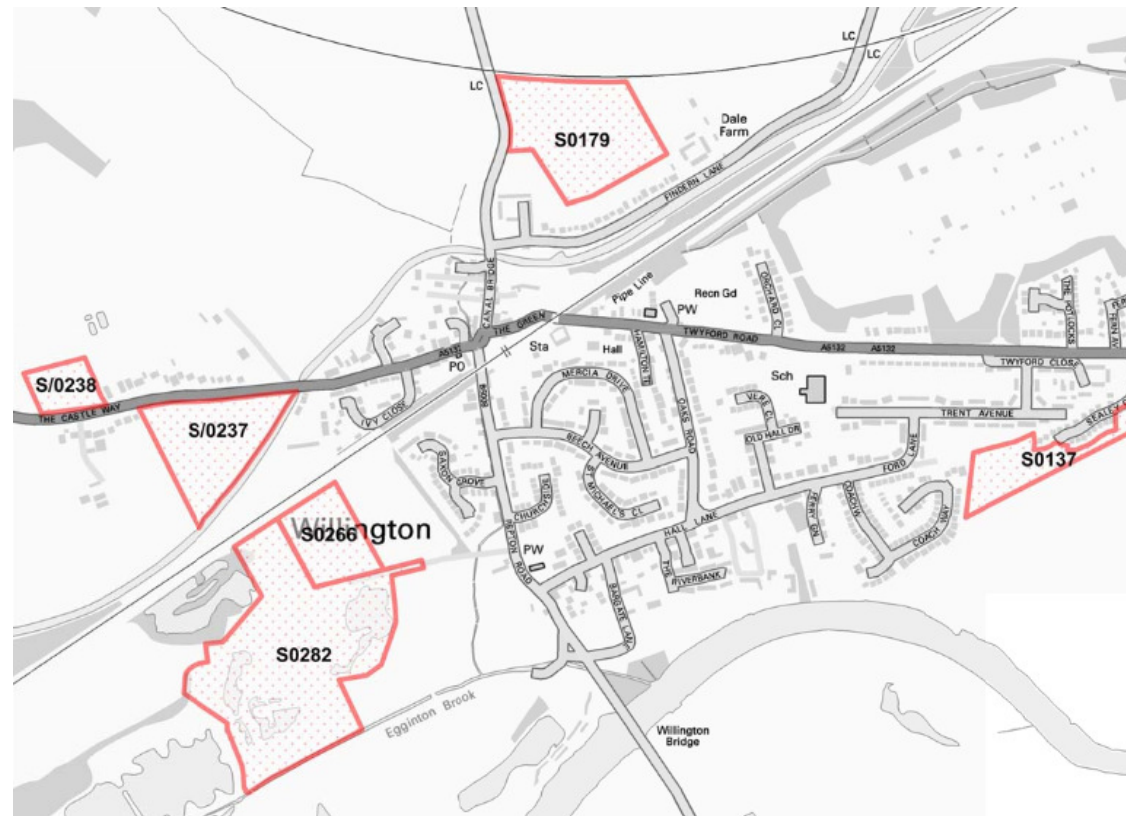
Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23I	Off Kingfisher Way, Willington
<p>Site Description:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences </div> <div style="width: 50%;">  </div> </div> <div style="margin-top: 10px;"> <p>This is a Part 2 allocation, the site extends 1.5ha and has capacity for around 50 homes. As such it is likely that the site will be built out at a density of 33 dwellings per hectare. This is typical of many housing schemes in the District and will provide for the provision of green infrastructure (including Sustainable Drainage Systems) on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 1 in respect of fluvial flood risk. However the site would be accessed via Kingfisher Way which is located in Flood Zones 3b, 3a and 2 associated with a tributary of the Egginton Brook which runs adjacent to Repton Road to the east of the site. The River Trent is located around 300m to the south of the site although does not present any risk to the site given the (higher) ground level.</p> <p>There is no significant surface water flood risk identified on site and it is unlikely that flooding associated with surface water will present any notable risk to new homes post development subject to appropriate design, layout and construction.</p> <p>The Trent and Mersey canal is located to the north of the site, although the raised railway line to the north offers protection from this potential flood source.</p> <p>There are no records of sewers currently crossing the site. Any additional sewer connections from the site would connect to existing infrastructure in the vicinity of the site, most likely into the adjacent development site. The risk of sewer is considered limited although there are records of some sewer flooding in 2004 with works to the network in 2005 to address this. No subsequent records of sewer flooding exist. Similarly the Council has not identified any records of groundwater or other historic flooding on the site.</p> </div>	
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Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).



Other sites located in Willington identified in the Strategic Housing Land Availability Assessment:

- S0137 - Land at Sealey Close, Willington
- S0179 - Etwall Road, Willington
- S0237 - Land at The Castleway, Willington
- S0238 - Land at The Castleway, Willington
- S0266 - Land at Kingfisher Lane, Willington
- S0282 - Land off Kingfisher Lane, Willington

Site S0282 is partly located in the functional floodplain and flood Zone 2 (medium risk). Sites S0237 and S0238 are both located in Flood Zone 1. Site S0179 is in flood zone 1 and is under construction. Site S0137 is mostly located in the functional flood plain (zone 3b). A number of sites are therefore located in areas at greater risk of flooding although sites along the Castle Way to the north are located in Flood Zone 1 and hence are at the same level of risk of the proposed allocation site. A further site in Willington was submitted late in the plan preparation process on land to the north of Castleway to the north of Site S0237. Like other sites to the east of the village in the Vicinity of Castle Way the Site is located in Flood Zone 1.

Surface water flood maps show that a number of sites in the village are affected to a limited extent by surface water flood risk.

Conclusions:

The proposed Housing Allocation (H23j) [Off Kingfisher Way, Willington] is located in an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. Given that built development will only occur in Flood Zone 1 (low probability of flooding) there are no sites at lower risk in the village the site is considered sequentially acceptable by the Authority. However, it is noted that Kingfisher Lane, which would provide the main vehicular access to the site is prone to flooding in the vicinity of Repton Road, where a tributary of the Eggington Brook is known to flood up to 400mm during a 1:100 year flood event.

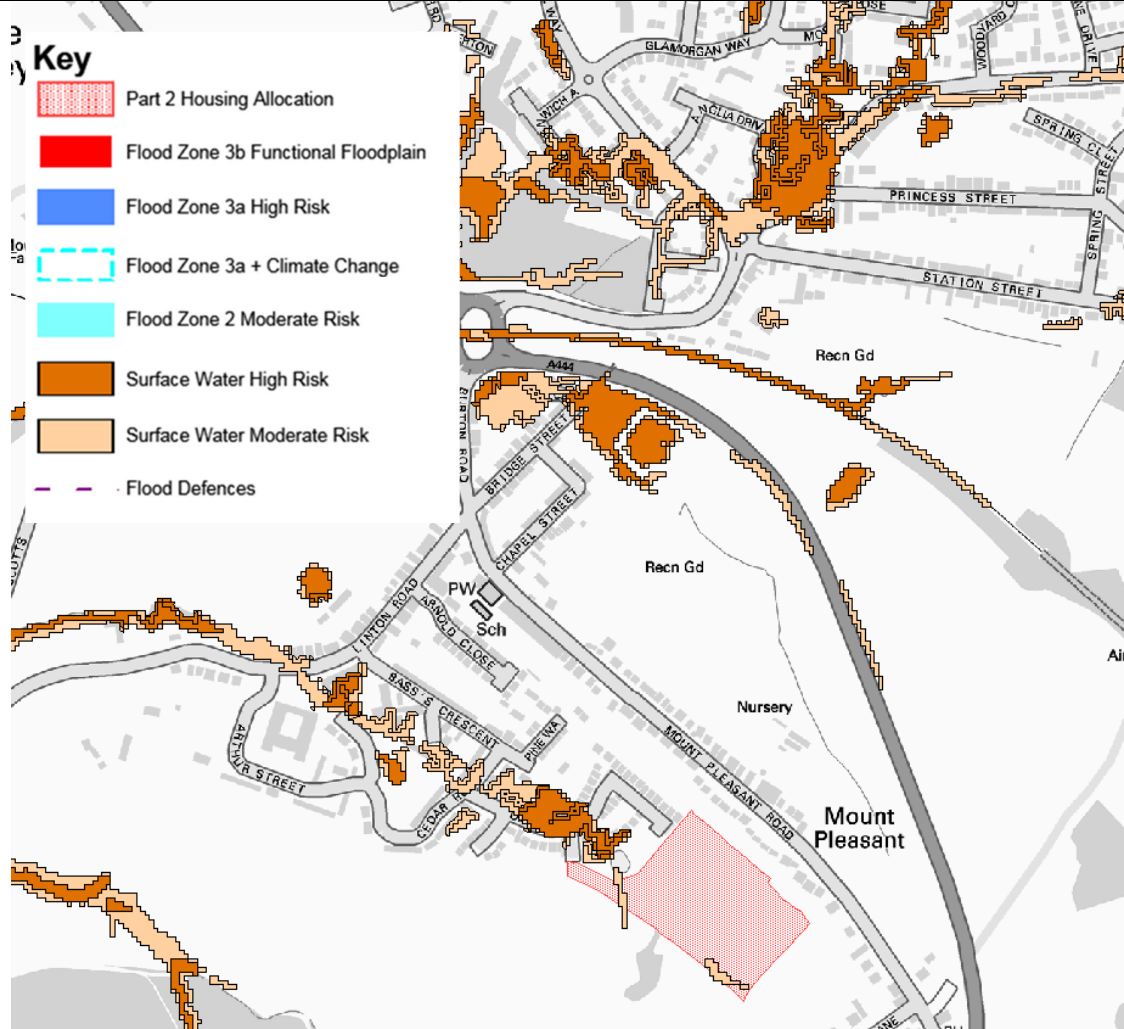
The Council has liaised with Derbyshire County Council as the Lead Local Flood Authority and in respect of their emergency planning function, as well as the Environment Agency regarding the site. These discussions have indicated that a second access to the site is located to the north. This provides a dry means of escape and, whilst there is limited potential for this to flood this is highly unlikely given that the subway ground level is 1.5m higher than the 1 in 200 year flood level. The previous flood risk assessment to the site to the east which is now largely built out, (having been consented in 2011) indicates the emergency services could access the site via the pedestrian access to Ivy Close under the railway line or utilise alternative means of transport to navigate the flood water at the vehicle access point.

The connection to the foul sewer would most likely be to the network in the adjacent recently built out persimmon development which in turn connects into Repton Road where there is a 600mm foul sewer. It is understood that the network was subject to works in 2005 by Severn Trent following a flooding incident which occurred in 2004 and there have been no subsequent incidents of flooding.

Consideration has been given to surface water flood risk, sewer flooding, groundwater flooding, historic flooding and risk of flood from the Trent and Mersey Canal to the north in undertaking this assessment. There are no records of historic flooding on the proposed site. There is no risk of fluvial flooding in the site and only a small area at risk from surface water flooding identified. There is no risk of flooding from the sewerage network subsequent to capacity enhancements and further upgrades to accommodate this development are unlikely to be necessary. There is no risk of flooding from the canal to the north. However Kingfisher Way is prone to flooding and could restrict vehicular access to the site during extreme events although a second dry access to Ivy Close is located to the north, although the County Council's emergency planning team have highlighted that it is unlikely that they would object to development in this area given the alternative access arrangements which already serve the adjacent site. Given the policies set out in the Adopted Part 1 Local Plan including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems, and the recent upgrade to the foul sewer network development in this area should not exacerbate flood risk elsewhere.

Exceptions Test:

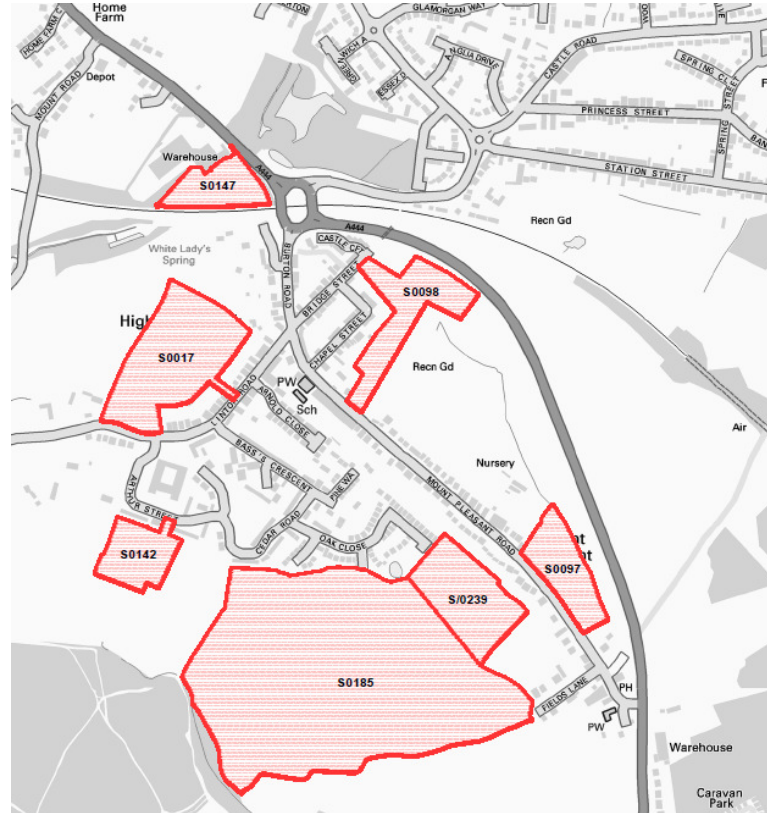
Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23J	Oak Close, Castle Gresley
<div data-bbox="181 327 616 805"> <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences </div> 	<p>Site Description:</p> <p>This is a Part 2 allocation; the site extends 2.5ha and has capacity for around 55 homes. As such it is likely that the site will be built out at a density of 22 dwellings per hectare. This is slightly lower of many housing schemes in the District and will provide for the provision of green infrastructure (including Sustainable Drainage Systems) on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 1 in respect of fluvial flood risk and given the sloping topography of the site this would point towards flood risk being located on the southern part of the site in the vicinity of the existing (adjacent pond). The Environment Agency's surface water flood risk mapping indicates that there are a number of isolated pocket of risk on the site located in the south east and south west corners of the site. There are no sewers crossing the site and no records of flood risk within the site. Development of this site in isolation would be sequentially accepted.</p> <p>There is a record of surface water flooding within the local surface water sewer network in the vicinity of the site and work to investigate historic flood events is ongoing to ensure that development within this site does not exacerbate flood risk locally and positively contributes to reducing flood risk locally</p> <p>© Crown copyright. All rights reserved 100019461 2016 Not to Scale</p>

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Mount Pleasant identified in the Strategic Housing Land Availability Assessment:



- S0017 - Linton Road, Castle Gresley, Swadlincote
- S0097 - Land at High Cross, Mount Pleasant Road, Castle Gresley
- S0098 - Land at High Cross, Mount Pleasant Road, Castle Gresley
- S0142 - Land at Arthur Street, Castle Gresley
- S0147 - Burton Road, Castle Gresley
- S0185 - Archers Barn Farm off Oak Close Castle Gresley
- S0239 - Oak Close, Mount Pleasant, Castle Gresley

All of the sites in Mount Pleasant are identified as falling within Flood Zone 1 according to the Council's SFRA and the current EA flood Mapping. However site S0147 is at risk of fluvial flooding. The reason it is not included on the EA's flood map is this only includes catchment areas of over 3km. The catchment for this watercourse is less than 3km so the flood map is unlikely to show fluvial flooding to this site. However historic fluvial events have taken place at this site and a flood defence has been constructed which provides protection from a 1:100yr flood event plus an allowance for climate change.

Surface water flood maps show that a number of sites potentially affected by surface water flooding. In particular sites at Linton Road, Burton Road and High Cross (S0098) have notable areas at risk. Sites at High Cross (S0097), Archers Barn and Arthur Street are not at any identified risk. The proposal site includes 2 small pockets of moderate flood risk on the southern boundary of the site, although these are located in existing tree belts or areas likely to accommodate strategic landscaping and are unlikely to be subject to built development.

As previously noted there are historic records of flooding in the vicinity of site S0147.

Conclusions:

The proposed Housing Allocation (H23k) [Oak Close Castle Gresley] is located in an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. Given that built development will only occur in Flood Zone 1 (low probability of flooding) there are no sites at lower risk in the settlement and the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water flood risk, sewer flooding, groundwater flooding and historic flooding within the vicinity of the site in undertaking this assessment. There are no records of historic flooding within the proposed site although records indicate flooding in the vicinity of the site – most likely relating to surface water drainage. It is unclear if this site interacts with existing flood issues and whether development could help ameliorate risk locally – investigations are ongoing in respect of off-site flooding issues and will inform future site design.

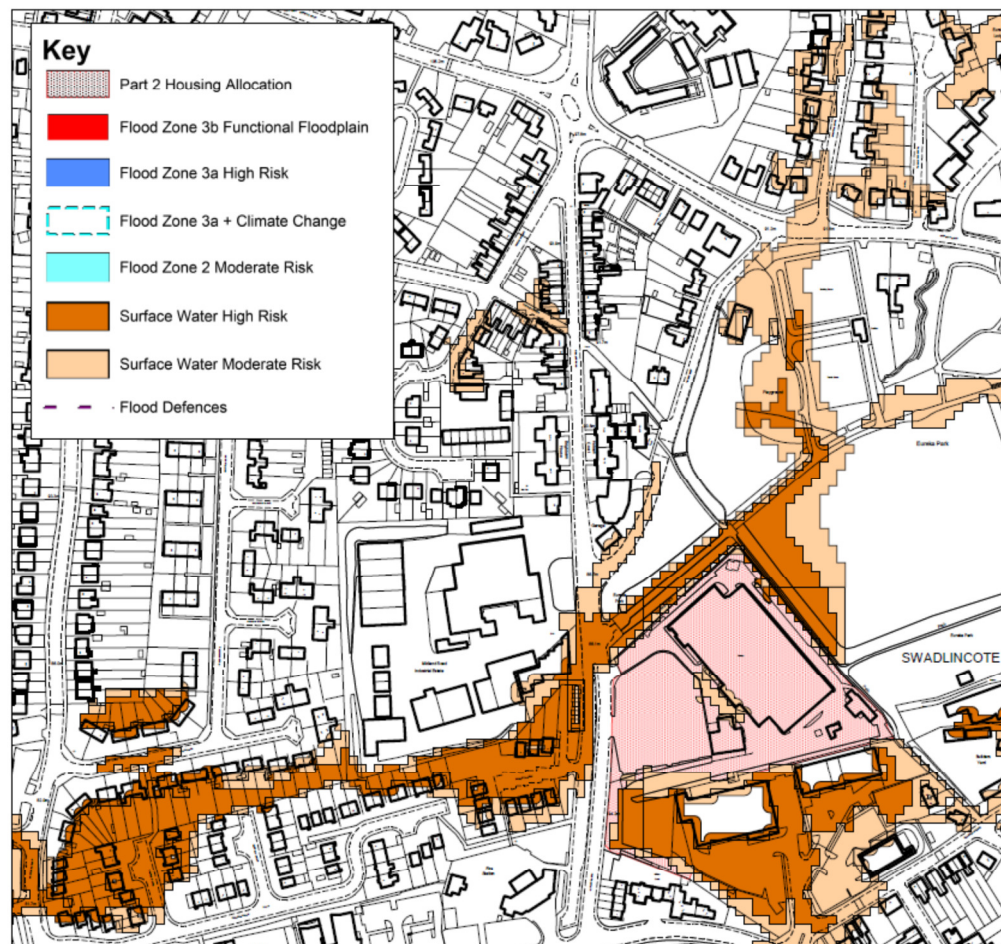
Given the policies set out in the Adopted Part 1 Local Plan including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems it is likely that surface water can be appropriately managed on site and will not exacerbate flood risk locally.

Finally given the sloping topography of the site risk of overland flow associated with the creation of impermeable areas could pose a potential risk where properties are located in areas susceptible to surface water flooding. However, this issue would need to be considered and if required mitigated through a site level flood risk assessment. However based on information already available it is likely that areas potentially affected by surface water flooding (the lowest parts of the site) will be comprised of structural landscaping and are unlikely to represent a significant risk to new development.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23K	Midland Road, Swadlincote



Not to Scale

Site Description:

This is a Part 2 allocation; the site extends 1.45ha and has capacity for 57 homes. As such it is likely that the site will be built out at a density of 39 dwellings per hectare. This is higher than many housing schemes in the District, but not unusual with the Swadlincote Urban Area. The site has planning consent (reference 9/2016/0498) and will provide for the provision of Sustainable Drainage Systems on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.

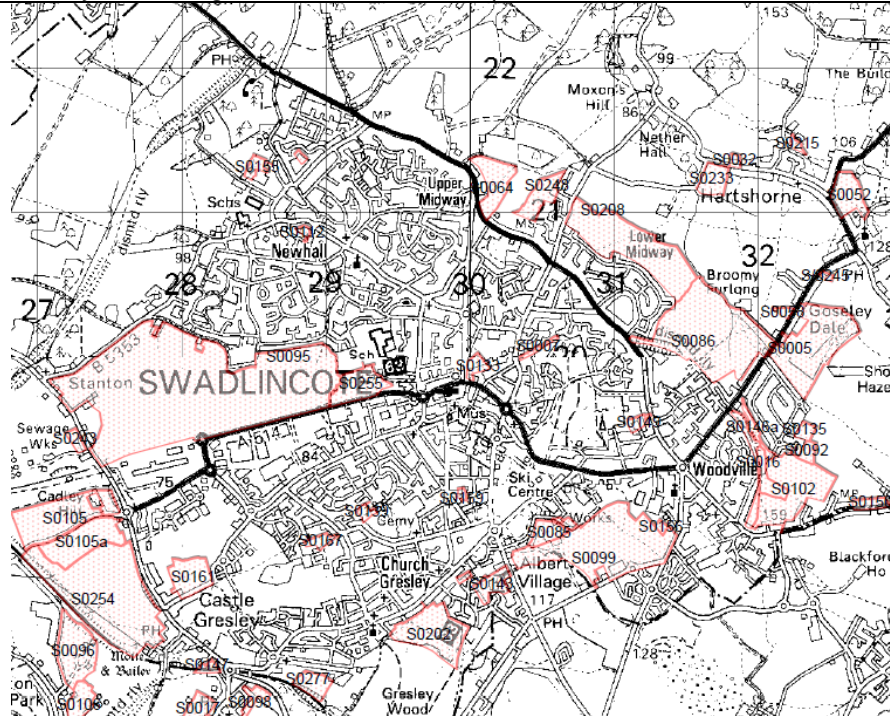
The site is located in Flood Zone 1 in respect of fluvial flood risk. There are a number of pockets on site which are potentially of moderate surface water flood risk, although the site appears to be largely surrounded by areas at high flood risk, although land levels mean that the site itself is not at significant risk. However given the potential for the site to be cut off a dry means of escape via the existing Midland Road bridge is proposed within the consented development scheme. Previous consultation comments received by the Environment Agency have highlighted that surface water flooding is a significant issue in this area and the Lead local Flood Authority have previously commented on the planning proposal for the site.

There are no records of sewer flooding in the vicinity of the site. The District Council does not hold any records of historic flooding within the site although there is a record of sewer flooding affecting the Highway within 200m of the site.

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Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).



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Other sites located in Swadlincote identified in the Strategic Housing Land Availability Assessment:

- S0007 - Land east side of Midway Road, Swadlincote
- S0064 - Land east of A511, Burton Road, Midway
- S0085 - Pool, Street & John Street, Church Gresley
- S0086 - Land at Broomy Farm, Burton Road, Woodville
- S0095 - Land north of William Nadin Way, Swadlincote
- S0099 - Land to north of Occupation Lane, Woodville
- S0105 - Land at Cadley Hill, Cadley Lane, Swadlincote
- S0105a - Land at Cadley Hill, Cadley Lane, Swadlincote
- S0112 - Land adjacent to 31 Orchard Street, Newhall
- S0115 - Pool Street & John Street, Woodville
- S0133 - H K Wentworth, Kingsbury Park, Midland Road, Swadlincote
- S0139 - Land at Pennine Way, Church Gresley
- S0143 - Land at Main Street, Albert Village
- S0148 - Common Road, Church Gresley
- S0149 - Rear of 133-137 Burton Road, Woodville
- S0153 - Land rear of 113 Wood Lane, Newhall
- S0155 - Land to the west of 39_41_43 Rose Tree Lane, Newhall, Swadlincote
- S0156 - Land southwest of 1 Vicarage Road, Woodville
- S0159 - Land off Wilmot Road, Swadlincote
- S0161 - Land south of Cadley Hill Industrial Estate
- S0167 - Land at Gresley Old Hall, Gresley Wood Road, Swadlincote
- S0202 - Church Street, Church Gresley
- S0208 - Land at Sandcliffe Road, Swadlincote
- S0248 - Land west of Longlands Lane, Swadlincote
- S0254 - Castle Fields, Swadlincote
- S0255 - Land at the Council Depot, Swadlincote
- S0277 - Land at Station Street, Church Gresley

Sites in swadlincote are almost all located in Flood Zone 1, with only a small number of sites located to the west of the town being affected by fluvial flood risk. These include sites S0095 (which is in part a Part 1 Local Plan Allocation for Housing, although no development is proposed in those areas at risk), and Sites S0254 (Castle Fields), S105 (land at Cadley Hill) and S105a (land at Cadley Hill). However flood risk is only present on small parts of these sites and it

is likely that development in areas at flood risk could be avoided through the appropriate design, layout and construction of development.

Surface water flood maps indicate that most alternative sites are unaffected by surface water flooding. There is however some potential for surface water flooding on SiteS0086 (Broomy Farm), S0099 (Land North of Occupation Lane), S0095 (land North of William Nadin Way) and S0143 (land at Main Street Albert Village). However these are all very large sites (which have been allocated through the Part 1 Local Plan and as such it is unsurprising that surface water flooding potential exists on parts of these sites. Smaller sites to the west of the town appear to be less likely to be affected by surface water than those to the east of the town, for example around Woodville.

The level 1 SFRA for the District considered sewer flooding in the District and highlights a clustering of events in the vicinity of the Swadlincote and Woodville. However, the DG5 data provided by Severn Trent to this Authority as part of completion of the level 1 SFRA indicates that most cases are external or highways flood events and confined to a limited area. There have been historic cases of sewer flooding in the vicinity of the Midland Road, Swadlincote, although having reviewed the FRA for the site it would appear that STW did not raise any concerns or objections to the proposed development, subject to drainage levels from the site being reduced by 20% given its brownfield nature.

Conclusions:

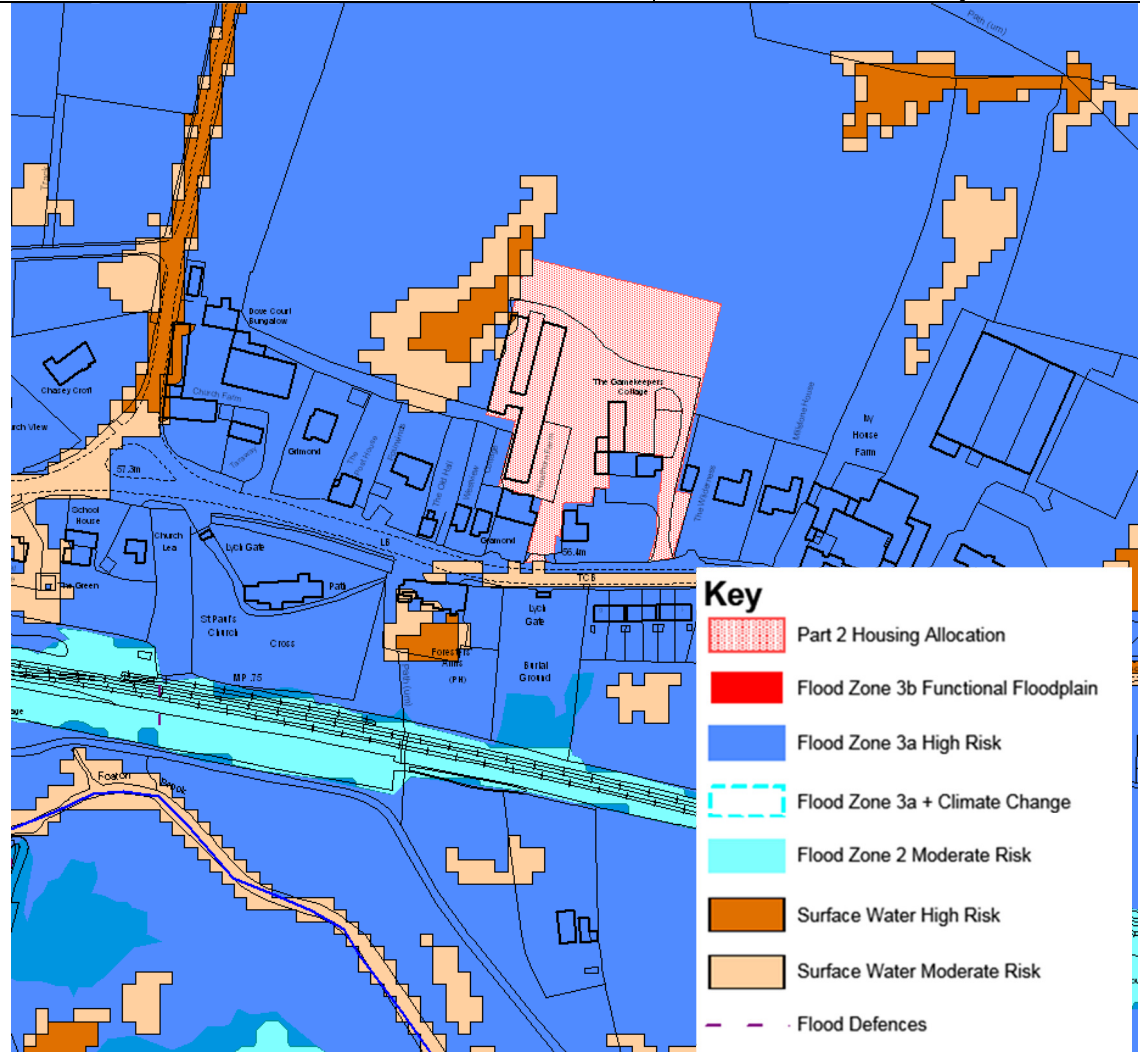
The proposed Housing Allocation (H23I) [Midland Road, Swadlincote] is located in an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. Given that built development will only occur in Flood Zone 1 (low probability of flooding) there are no sites at lower risk in the Swadlincote urban area and the site is considered sequentially acceptable by the Authority.

Consideration has been given to surface water flood risk, sewer flooding, and historic flooding within the vicinity of the site in undertaking this assessment. There are records of historic sewer flooding affecting the highway around 200m to the north of the site, although these events are historic and Severn Trent has not raised any concerns or objections to site development through the planning application process. The site is substantially surrounded by areas at high risk from surface water, although the site itself is largely outside an area of high or moderate risk. Nonetheless, the proposed access to the site is elevated as it connects to the bridge on Midland Road and would ensure a dry means of access. Moreover, reflecting the potential for surface water flooding on site it is proposed that slab levels for new properties be retained at the existing surface level to ensure that properties are not at risk of flooding post construction.

Given the policies set out in the Adopted Part 1 Local Plan including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems and having regard to proposed measures set out in the Drainage Strategy and Flood Risk Assessment for the site it is likely that flood risk can be appropriately managed on site and will not exacerbate flood risk locally.

Exceptions Test:

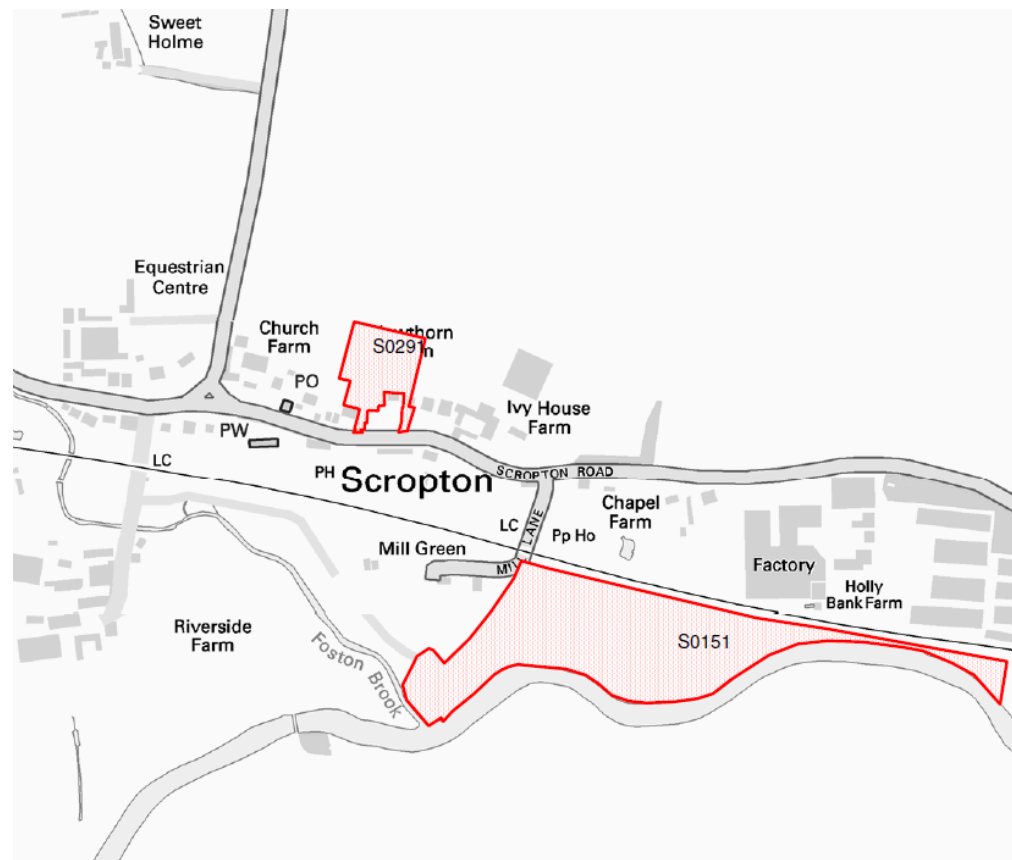
Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23L	Land North of Scropton Road
 <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences 	<p>Site Description:</p> <p>This is a Part 2 allocation; the site extends 0.7ha and has capacity for around 10 homes. As such it is likely that the site will be built out at a density of 14 dwellings per hectare. This is significantly lower than many housing schemes in the District, but a significant proportion of the site is likely to be passed over to structural planting to screen the development from the north. It will also provide for the provision of Sustainable Drainage Systems on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 3 in respect of fluvial flood risk but is defended by the recently completed River Dove Flood Defences. However there remains the residual risk to the site should the defences overtop or fail and site based mitigation such as raising floor levels is also likely to be necessary. The Dove flood defences are understood to offer a 1:100yr standard of protection.</p> <p>There is a pocket of surface water to the north west of the site which is of moderate to high risk, although the site itself appears not to be at risk of surface water flooding.</p> <p>There are no records of sewer flooding in the vicinity of the site. There are however records of historic flooding in the village including in November 2000 when around 180 properties in Hatton and Scropton were flooded (the SFRA indicates that 49 properties were affected by flooding during this event to a lesser or greater degree).</p> <p>© Crown copyright. All rights reserved 100019461 2016 Not to Scale</p>

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Scropton identified in the Strategic Housing Land Availability Assessment:



S0151 - Scropton Sidings, Off Mill Lane, Scropton
S0291 - Land to the north of Scropton Road, Scropton

Site S0151 is at lower risk in respect of fluvial flooding and is comprised of a mix of Flood Zones. However Planning consent was granted for six large properties within this site in 2013 on appeal with the dwellings themselves being located on areas in Flood Zone 1. The remaining site (the proposed allocation) lies within flood zone 3, although is defended up to a 1:100 year flood event by the Lower Dove Flood Defences.

Neither site has been identified as at flood risk in respect of surface water flooding and no sewer flooding issues have been identified.

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Conclusions:

The proposed Housing Allocation (H23m) [Land North of Scropton Road, Scropton] is located in an area with high probability of flooding (i.e. Flood Zone 3), although the site would benefit from a 1:100yr standard of protection as a result of the completion of the Lower Dove Flood Scheme. There would remain a residual risk to the site should the flood defences fail which would need to be addressed through appropriate design measures on site, such as the raising finished floor levels. An initial review of SHLAA sites in the village indicated a site at lower risk, although this site is no longer available as it already benefits from planning consent and will therefore contribute towards housing delivery within the plan period.

Consideration has been given to surface water flood risk, sewer flooding, and historic flooding within the vicinity of the site in undertaking this assessment. There are historic records of flooding in the vicinity of the site, although the recently completed defences will address those related to flooding from the Dove up to a 1:100 year event. There are no records of sewer flooding or surface water flooding on the site.

Given the policies set out in the Adopted Part 1 Local Plan, including SD2 (Flood Risk) which makes provision for the regeneration of sites at flood risk subject to appropriate design and layout and the incorporation of appropriate mitigation and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems the Council is satisfied that this site is sequentially acceptable

Exceptions Test:**Do the sustainability benefits to the community that outweigh flood risk?**

The Council Sustainability Appraisal highlights the largely brownfield nature of this site. Redevelopment could secure a limited scale of new housing in a village that has not seen any notable housing completions in recent years, whilst balancing a need to protect local landscape and townscape character.

Will development will be safe for its lifetime?

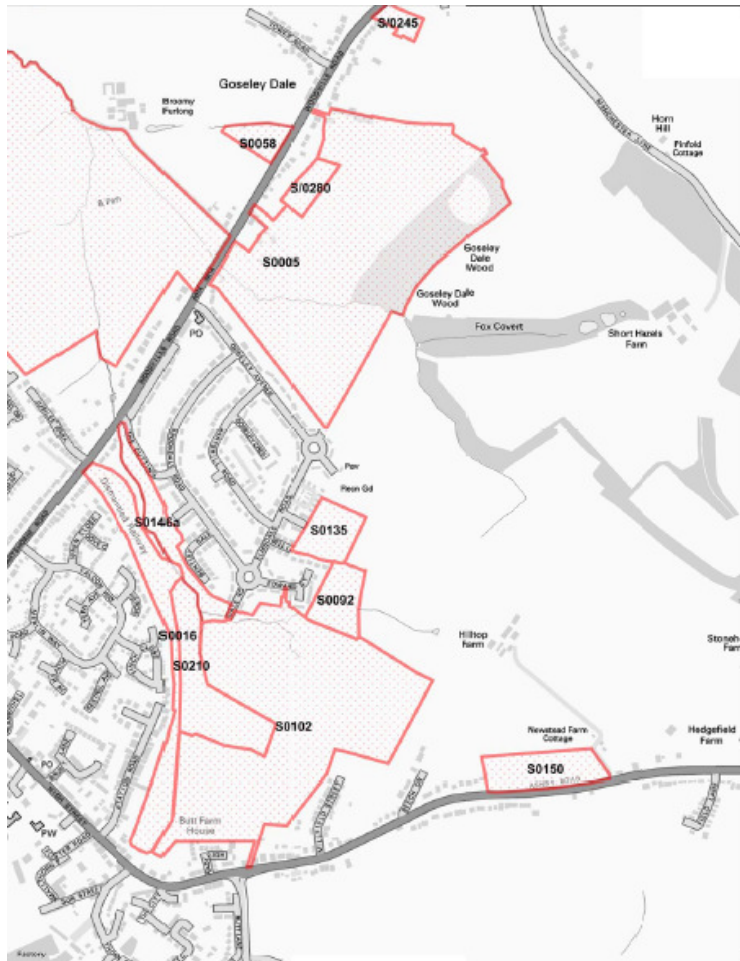
Policy SD2 included in the Adopted Part 1 Local Plan requires that the site be resilient to flooding through design and layout. The site is located behind the Lower Dove Flood Defences which offers a standard of protection of 1:100 years. Nonetheless any policy should further require that an appropriate FRA to reflect updated climate change guidance is undertaken and is supported by measures to protect the site from residual flood risk.

Local Plan Part 2 Allocation Number	Site Name
H23M	Montracon Site, Woodville S/0292
<div data-bbox="185 304 1317 1359"> <p>Key</p> <ul style="list-style-type: none"> Part 2 Housing Allocation Flood Zone 3b Functional Floodplain Flood Zone 3a High Risk Flood Zone 3a + Climate Change Flood Zone 2 Moderate Risk Surface Water High Risk Surface Water Moderate Risk Flood Defences </div>	
<p>Site Description:</p> <p>This is a Part 2 allocation; the site extends 5.0ha and has capacity for 95 homes. As such it is likely that the site will be built out at a density of 19 dwellings per hectare. This is lower than many housing schemes in the District and could help provide Sustainable Drainage Systems and green infrastructure on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.</p> <p>The site is located in Flood Zone 1 in respect of fluvial flood risk. There are no areas of potential surface water flood risk on site, although there are a number of pockets at high flood risk in the vicinity of Thorne Street</p> <p>There is a record of sewer flooding in the vicinity of the site, although discussions with Severn Trent have indicated that this is an historical event having occurred in 1994 with no records of flooding since. Moreover the development would not connect to the network previously affected but is likely to connect to the network within the new development to the south. It is unlikely that additional works to this network (which remains to be adopted as the adjacent development is currently under construction) will be likely.</p> <p>The District Council does not hold any records of historic flooding within the site.</p> <p>© Crown copyright. All rights reserved 100019461 2016 Not to Scale</p>	

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of vulnerability which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).

Other sites located in Woodville identified in the Strategic Housing Land Availability Assessment (For other sites in Swadlincote see proforma for HK Wentworth Site Midland Road Swadlincote)



- S0005 - Goseley Avenue, Hartshorne
- S0016 - Land between High Street & Hartshorne Road, Woodville
- S0058 - Adjacent Broomy Farm, Woodville Road, Hartshorne
- S0092 - Off Edward Street, Hartshorne
- S0102 - Butt Farm, High Street, Woodville
- S0102 - Butt Farm, High Street, Woodville
- S0135 - Land at Bretby View, Goseley Estate, Hartshorne
- S0146A - Land west of Vale Road & Edward Street, Hartshorne
- S0150 - OS fields 7100 & 8400, Ashby Road, Blackfordby
- S0210 - Land between Woodville & Vale Road, Hartshorne

All of the identified sites fall within Flood Zone 1 in respect of fluvial flooding.

Most sites are unaffected by surface water flooding of if affected this is limited in nature consisting of small pockets of mainly moderate risk.

The level 1 SFRA for the District considered sewer flooding in the District and highlights a clustering of events in the vicinity of the Swadlincote and Woodville. However, the sewer flooding data provided by Severn Trent to this Authority as part of completion of the level 1 SFRA indicates that most cases are external or highways flood events and confined to a limited area. There have been historic cases of sewer flooding in 1994 in the vicinity of this site, although further dialogue with Severn Trent have indicated that this site would be unlikely to connect to the network previously subject to flooding, which in any case had not been subject to flooding since the initial 1994 record.

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Conclusions:

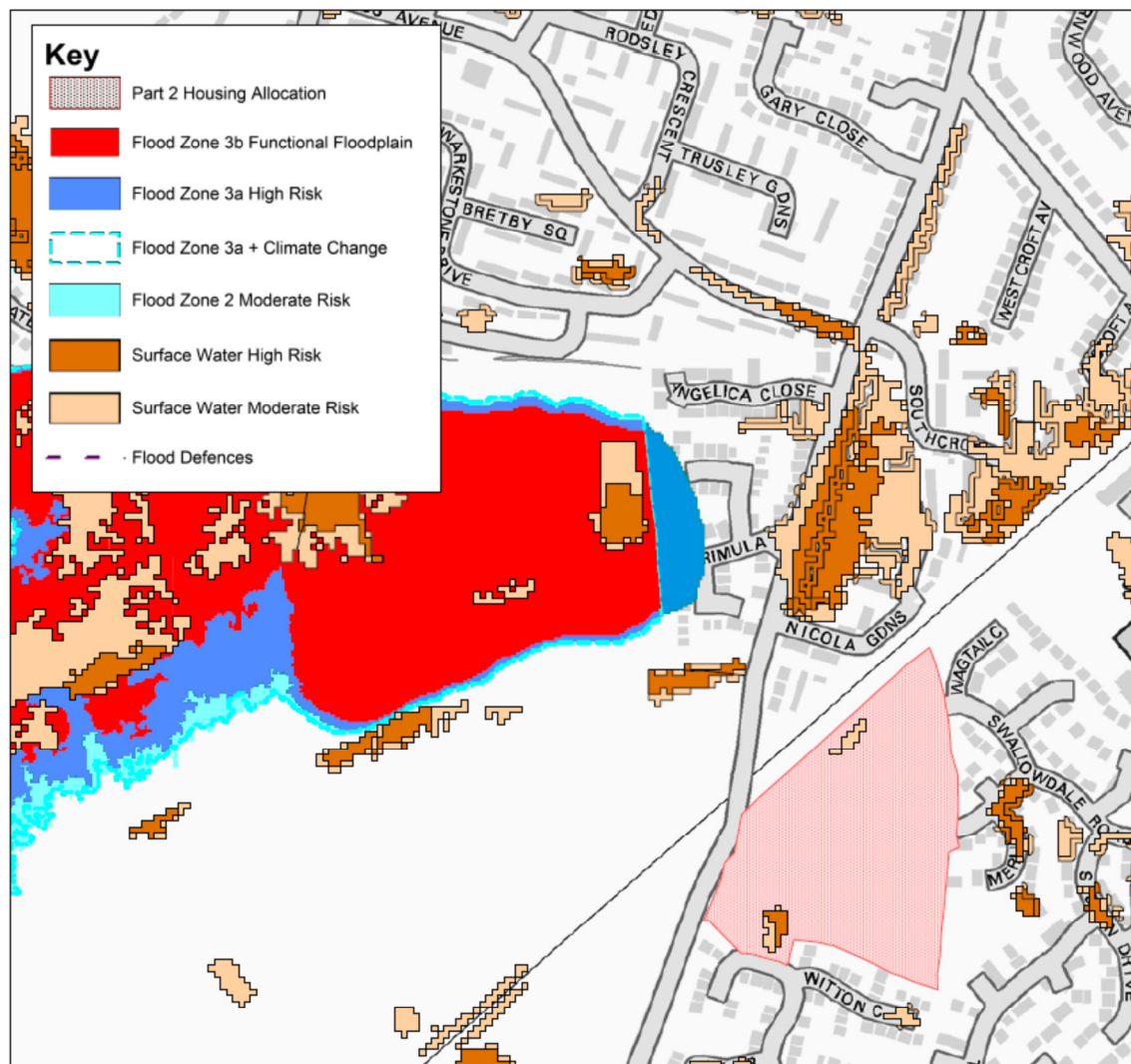
The proposed Housing Allocation (H23n) [Montracon Site Woodville S0292] is located within an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. Given that there are no sites at lower risk in Woodville or Swadlincote the site is considered sequentially acceptable by the Authority.

Consideration has been given to fluvial and surface water (pluvial) flood risk and these will remain to be addressed through any detailed drainage scheme to be implemented on site although any scheme would have to accord with policies set out in the Adopted Part 1 Local Plan, including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems and does not increase flood risk elsewhere.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Local Plan Part 2 Allocation Number	Site Name
H23N	Stenson Fields S/0206



Site Description:

This is a Part 2 allocation; the site extends 3.5ha and has capacity for 70 homes. As such it is likely that the site will be built out at a density of 20 dwellings per hectare. This is lower than many housing schemes on the edge of Derby City but could help provide Sustainable Drainage Systems and green infrastructure on the site in accordance with Policy SD2 (Flood Risk) included in the Part 1 Local Plan.

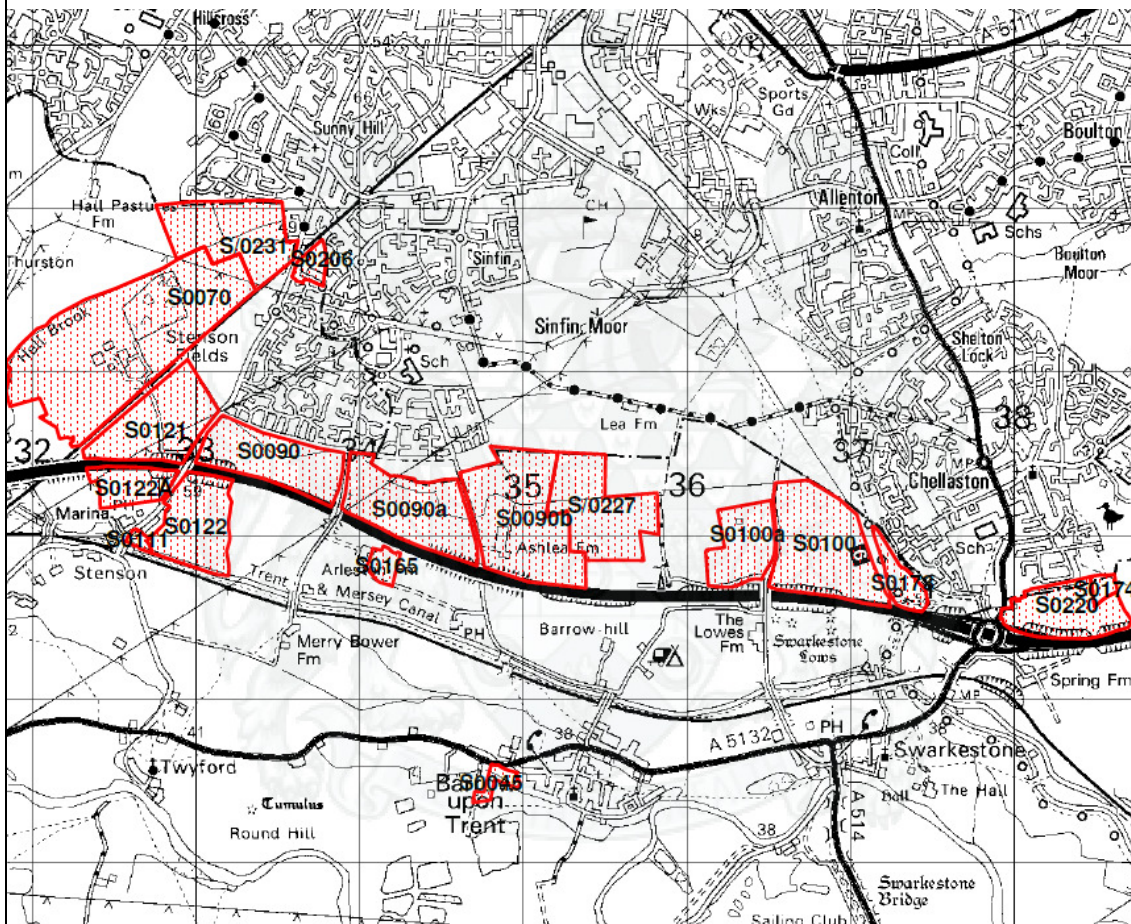
The site is located in Flood Zone 1 in respect of fluvial flood risk. There are a number of small pockets of potential surface water flood risk on site although given the small scale of these it is likely any risk could be appropriately mitigated through site design, layout and construction.

There are no records of sewer or historic flooding in South Derbyshire within the vicinity of the site, although no information is held in respect of sewer flooding or historic flooding within Derby City to the north.

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Not to Scale

Vulnerability Classification:

Residential use of the site is a 'more vulnerable use' no different elements of development which would increase vulnerability are identified on the site as the site would consist of housing development and associated open space provision. The area proposed for housing development is located in flood zone 1 (low probability of flooding and residential development within this flood zone is acceptable).



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Other sites located in Derby Urban Area Central identified in the Strategic Housing Land Availability Assessment.

- S0070 - Land off Stenson Road, Stenson Fields
- S0070 - Land off Stenson Road, Stenson Fields, Littleover
- S0090 - Wragley Way, Sinfin
- S0090A - Wragley Way, Sinfin
- S0090B - Wragley Way, Sinfin
- S0100 - Land at Lowes Lane, West Chellaston
- S0100 - Land at Lowes Lane, West Chellaston
- S0100A - Land at Lowes Lane, West Chellaston
- S0121 - Land west of Stenson Road, Littleover
- S0122 - Stenson Road, Derby
- S0122A - Stenson Road, Derby
- S0165 - Land at Arleston Farm, Arleston, Barrow upon Trent
- S0173- Land off Holmleigh Way, Chellaston
- S0174- Woodlands Lane, Chellaston
- S0206 - Land north of Witton Court, Stenson Fields
- S0220 - Land east of Swarkestone Road, Chellaston
- S0227 - Land at Sinfin Moor, Derby
- S0231 - Land to west of Stenson Road, Derby

With the exception of Sites S100, S100a, S0122, S122a S011, S1065 and S0070 all of the sites in this areas are allocated as strategic sites through the Adopted Part 1 Local Plan and have been subject to the sequential test through the preparation of that document. Of the sites not allocated site S0070 is partly at risk along its northern boundary which is formed by the Hell Brook . There are pockets of surface water flood risk identified in most of the sites, again with the most significant following the course of the Hell Brook (Site S0070). There are no records of sewer flooding or historic flooding identified as affecting the sites in the Central Derby Urban Area

Conclusions:

The proposed Housing Allocation (H23o) [Stenson Fields] is located within an area where there is low probability of flooding (i.e. Flood Zone 1) in respect of fluvial flooding. Given that there are no sites at lower risk the site is considered sequentially acceptable by the Authority.

Consideration has been given to fluvial and surface water (pluvial) flood risk and these will remain to be addressed through any detailed drainage scheme to be implemented on site although any scheme would have to accord with policies set out in the Adopted Part 1 Local Plan, including SD2 (Flood Risk) and SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) to ensure developments are accompanied by Sustainable Drainage Systems and does not increase flood risk elsewhere.

Exceptions Test:

Given the vulnerability of the development proposals and low probability of flooding within the site there is no requirement to undertake an exceptions test on the site.

Version 2 27/06/167

The background features a stylized, abstract design. On the left, there is a large, light green leaf-like shape with a white outline. To its right, a purple shape with a white outline curves upwards. The bottom of the page is a solid purple band. The text is in a dark purple, sans-serif font.

Appendix 5

Summary of proposed Modifications and Effects

Appendix 5 Implications of modifications on sustainability appraisal

SDT1	<p>Policy has been amended to refer to areas outside of settlement boundaries as 'rural areas' rather than countryside as previously.</p> <p>Policy has been amended to highlight that rural areas are areas outside of settlement boundaries and allocated sites development will be limited to that considered appropriate by policy BNE5.</p>	<p>The term countryside has been replaced with reference to 'rural areas' to ensure consistency with policy H1 of the Adopted Local Part 1 Local Plan. It would have no effect on the likely effects associated with this policy.</p> <p>Settlement Boundaries have been drawn to include allocations, however this amendment will make explicit this approach. The amended policy and explanatory text also seeks to make explicit that development in rural areas will be strictly controlled but could be appropriate where supported by wider plan policies. However in undertaking previous appraisal work regard was had to the fact that appropriate forms of development would be allowed in rural areas and that policies elsewhere in the Plan would set out the types of development that could be appropriate with policies BNE5, BNE6 and E7 being specifically referenced. As such this amendment would not lead to any change in the nature of likely effects identified in the appraisal and is an update for clarity only.</p>
H23	This policy has been amended to include an introductory sentence at the start of the policy and to amend the site capacities identified for each site from 'up to' to around	The purpose of the introductory sentence is to add clarity to the policy. It would have no effect on the likely effects associated with this policy. The replacement of the wording 'up to' with around could lead to an increase in the number of homes within allocated housing sites, but for the reasons set out below (in respect of the individual sites would be unlikely to lead to environmental effects materially different to those identified in previous versions of the Sustainability Appraisal report.
H23 A	Amend 'up to' to around 42 dwellings	The site at Moor Lane, Aston is unlikely to yield notably more homes than the 42 identified given the small scale of the site and the need to deliver infrastructure including green infrastructure landscaping and SUDS provision on site. Moreover the site has outline consent for up to 42 dwellings on site. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 B	Amend 'up to' to around 50 dwellings	The site at Jacksons Lane is a comparatively large site and it would be possible to deliver a significant increase in housing numbers on site given the site area. However whilst the policy amendment to allow around 50 homes on this site could allow some limited uplift in housing numbers, the provisions in the policy that seek to restrict development to between 4-8 home per hectare in identified parcels will in effect restrict the overall numbers that can be delivered on site. As such this amendment is unlikely to lead to any

		material change in likely effects previously identified in the sustainability appraisal.
H23 C	Amend 'up to' to around 43 dwellings. A minor amendment to include an additional area of land on the eastern side of the site and remove land to the west of the site has also been made during the examination. This policy has also been amended to include a bullet to mitigate any potential effects on the interest features of the SSSI to the north.	The site at Derby Road, Hilton is unlikely to yield notably more homes than the 43 dwellings identified given the small scale of the site and the need to deliver infrastructure including green infrastructure landscaping and SUDS provision on site. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy. Amendments to require mitigation, as necessary to protect the interest features of the SSSI to the north of this site could have a positive environmental effect and the sustainability has been updated accordingly to reflect this. However due to the nature and scale of the development proposed and the location of the SSSI (to the north of the A50) it is unlikely that this additional bullet will have a major beneficial effect.
H23 D	Amend 'up to' to around 46 dwellings	The site at Station Road, Melbourne is unlikely to yield notably more homes than the 46 identified given the small scale of the site and the need to deliver infrastructure including green infrastructure landscaping and SUDS provision on site as well as avoid development in those parts of the site at flood risk. Moreover the site has planning consent for 46 dwellings on site. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 E	Amend 'up to' to around 70 dwellings	The site at Acresford Road, Overseal is unlikely to yield notably more homes than the 70 identified given the small scale of the site and the need to deliver infrastructure including National Forest Planting, landscaping and SUDS provision on site. Moreover the site has outline consent for up to 70 dwellings on site and any increase in the number of homes could be restricted by the treatment capacity of Overseal sewage treatment works and the availability of headroom within the River Mease Developer Contribution Scheme to accommodate further growth. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 E	Amend 'up to' to around 64 dwellings	The site at Valley Road, Overseal is unlikely to yield notably more homes than the 64 identified given the small scale of the site and the need to deliver infrastructure including National Forest Planting, landscaping and SUDS provision on site as well as protecting the alignment of the public right of way on site. Moreover the site has consent for 64 dwellings on site and is under construction. Any increase in the number of homes could be restricted by the treatment capacity of Overseal sewage treatment works and the availability of headroom within the River Mease Developer Contribution Scheme to accommodate further growth. Given the above considerations the proposed amendment

		would have no effect on the likely effects associated with this policy.
H23 G	Amend 'up to' to around 25 dwellings	The site at Milton Road, Repton is unlikely to yield notably more homes than the 25 identified given the small scale of the site and the need to deliver infrastructure including green infrastructure landscaping and SUDS provision on site. Moreover the policy itself restricts housing to the north of the Public right of way that crosses the site east to west centrally. The site also has outline planning consent. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 H	Amend 'up to' to around 24 dwellings	The site at Mount Pleasant Road, Repton is unlikely to yield notably more homes than the 24 identified given the scale of the site and the need to deliver infrastructure including green infrastructure landscaping and SUDS provision on site. Moreover the site has planning consent and is under construction. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 I	Amend 'up to' to around 50 dwellings	The site at Kingfisher Way, Willington is unlikely to yield notably more homes than the 50 identified given the small scale of the site and the relatively high density of homes already planned on the site. In addition the need for green infrastructure landscaping and SUDS provision on site would also likely restrict any notable increase in housing delivery on site. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 J	Amend 'up to' to around 55 dwellings	The site at Oak Close, Castle Gresley is unlikely to yield notably more homes than the 55 identified given the scale of the site and the need to provide significance landscaping required within the policy. Moreover housing delivery would also need to be accompanied by the delivery of green infrastructure, including National Forest Planting and SUDS provision on site would also likely restrict any notable increase in housing delivery on site. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 K	Amend 'up to' to around 57 dwellings	The site at Midland Road, Swadlincote is unlikely to yield notably more homes than the 57 identified given the small scale of the site and the relatively high density of homes already planned on the site. In addition the need landscaping and SUDS provision on site would also likely restrict any notable increase in housing delivery on site. The site has planning consent and is under construction. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this

		policy.
H23 L	Amend 'up to' to around 10 dwellings	The site at Scropton Road, Scropton is unlikely to yield notably more homes than the 10 identified given the scale of the site and the need to provide significance landscaping to the north of the site as required within the policy. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 M	Amend 'up to' to around 95 dwellings	The site at Montracon, Swadlincote is unlikely to yield notably more homes than the 95 proposed given the scale of the site and the need to deliver infrastructure including green infrastructure (including National Forest Planting), landscaping and SUDS provision on site. Moreover policy also requires consideration of additional land being made available to a local primary school. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H23 N	Amend 'up to' to around 70 dwellings	The site at Stenson Fields is unlikely to yield notably more homes than the 70 proposed given the scale of the site and the need to deliver infrastructure including green infrastructure, landscaping and SUDS provision on site. Given the above considerations the proposed amendment would have no effect on the likely effects associated with this policy.
H24	The word countryside has been replaced with 'rural areas' within the policy and explanatory text.	The term countryside has been replaced with reference to 'rural areas' to ensure consistency with policy H1 of the Adopted Local Part 1 Local Plan. It would have no effect on the likely effects associated with this policy.
H25 Section A	A number of changes have been made to this policy as listed: Bullet 1: It is made explicit that a dwelling would need to support a rural based activity. Bullet 2 Has been amended to make it clear that the reference to the rural based activity being sustainable is a reference to economic sustainability	Bullet 1 makes it explicit that this policy supports rural workers dwellings where these are required to support a rural based activity. The appraisal undertaken previously is clear that this policy seeks to deliver additional dwellings that support a rural based activity where there is a clear functional need. This addition would therefore not alter the conclusions of the appraisal previously undertaken. Expanding the reference to sustainability to economic sustainability adds clarity to the policy. However this insertion will not have any notable effect in respect of the SA objectives
H25 Section B	The word established has been replaced with demonstrated. So the policy now reads	This amendment would not alter the previous assessment of this policy against the SA objectives and has been made to improve the clarity of the policy.

	Where permanent need is demonstrated the dwelling should wherever possible be well related to existing farm buildings.	
H25 Section D	Bullet i has been reworded to clarify that where there is essential need for a temporary dwelling for a worker this is to support a rural based activity.	Bullet 1 makes it explicit that this policy supports rural workers dwellings where these are required to support a rural based activity. The appraisal undertaken previously is clear that this policy seeks to deliver additional dwellings that support a rural based activity where there is a clear functional need. This addition would therefore not alter the conclusions of the appraisal previously undertaken.
H25 Section E	The word established has been replaced with demonstrated. So the policy now reads Where the temporary need is demonstrated the dwelling should wherever possible be well related to existing farm buildings.	This amendment would not alter the previous assessment of this policy against the SA objectives and has been made to improve the clarity of the policy.
H25 Section F	<p>The term 'agricultural needs' previously used within the policy (bullet 1) has been deleted and replaced with the term rural based activity.</p> <p>Bullet 2. The reference to agriculture in the bullet has been deleted and replaced with rural based activity.</p>	<p>The policy appraisal included in the previous iteration of the SA indicates that this policy seeks to control permanent and temporary dwellings in the countryside where they are necessary to support a rural business and is clear that this policy applies to agricultural, forestry and other uses that are functionally required to take place in the Countryside and need to be accompanied by accommodation located in close proximity to that use. As such the appraisal previously undertaken was based on the wider consideration of rural based activity and the policy.</p> <p>For the reasons set out above this policy amendment would have no effect on the likely effects of the policy identified in the pre-submission draft of the SA.</p>
H26	This policy has been amended to make explicit that this policy relates to change of use <u>of land</u> to residential garden where it would not result in the detrimental domestication of the countryside <u>in rural areas</u> .	This policy has been updated to make explicit that it applies to change of use of land within rural areas. As such the general purpose or scope of the policy has not been altered by the addition of further text and the changes are to ensure consistency with wider plan policies and to improve the clarity of the Policy. A number of changes to the explanatory text have also been made to improve clarity, although these would not alter how the policy is applied and hence the likely environmental effects of the policy.
H27	The word amenity previously referenced in this policy has been replaced with the term 'living conditions'. A further provision to reduce likely effects on the appearance of the area (as well as	The amendment to reference that this policy applies to the change of use for land is for clarity and would be unlikely to alter the environmental and other effects identified in earlier appraisal work. The addition of the word appearance is similarly unlikely to alter the predicted likely effects of the policy, but nonetheless makes it explicit that

	<p>general character previously referenced) has also been added.</p> <p>An additional requirement has been added to the policy to require that: Where annexe accommodation is granted permission, a condition will be imposed which prevents the severing of the annexe to a separate dwelling without the requirement of for further planning consent.</p>	<p>appearance is an aspect of local character.</p> <p>This additional text has been added to make it explicit that where an annexe to a property is allowed this remains part of the main dwelling and that planning consent would be required to allow the annex to be severed. The previously appraised policy did not make this clear, although it is normal practise to tie an annex for use to the main residence. As such it is unlikely that this additional text would change how the policy is applied or its main effects. Nonetheless the appraisal has been updated to reflect this change.</p>
H28	<p>This policy has been subject to a number of amendments to correct typographical errors. However bullet B has been altered so that text before the requirement that development 'constitutes the reuse of a suitable redundant or disused building or would secure the future use of a heritage asset' has been removed. Bullet C has been renumbered and requires that all conversions result in the enhancement of a buildings immediate setting.</p>	<p>Changes to amend typos and numbering within the policy would have no effect on its performance against the SA objectives.</p> <p>Amendments to bullet B have seen the following text removed 'in addition to the above, in isolated locations the conversion of a building to provide residential accommodation will be permitted provided'. However this statement largely reiterates the statement in the preceding criteria which states outside of settlement boundaries the conversion of a building to provide residential accommodation will be permitted where...' as such the removed text is superfluous and would not significantly affect how the policy is implemented.</p> <p>The removal of text in the third bullet (previously Bullet C) to read All conversions should result in the enhancement of the building immediate setting' is very similar to the previous requirement in the policy which required 'Any conversion will lead to an enhancement of the buildings immediate setting'. As such it would be unlikely that this amendment would lead to the change in the likely effects of the policy identified in previous appraisal work.</p>
BNE5	<p>The title of the policy has been amended to Development in rural areas (previously development in the Countryside).</p>	<p>The term countryside has been replaced with reference to 'rural areas' to ensure consistency with policy H1 of the Adopted Local Part 1 Local Plan. It would have no effect on the likely effects associated with this policy.</p>
BNE5 Section A	<p>Section A of this policy has been amended to: Outside of settlement boundaries (as defined in policy SDT1)-within the Rural Areas of the district planning permission will be granted-where the</p>	<p>The term countryside has been replaced with reference to 'rural areas' to ensure consistency with policy H1 of the Adopted Local Part 1 Local Plan. It would have no effect on the likely effects associated with this policy.</p> <p>Bullet 1 has been amended to list all of the policies in the Plan which allow for</p>

	<p>development is: allowed for by policies H1, H22, E7, INF10, H24, H25, H26, H27 or H28; or A second bullet has been amended to read otherwise essential to a rural based activity; or unavoidable outside settlement boundaries; or iv) considered to be infill that is in keeping with the character of the locality and represents the infilling of a small gap for not normally more than two dwellings, within small groups of housing; and</p> <p>Section B of the previous version of the Policy has been deleted ,although the first bullet of this section of the policy has been added to section A of the policy although a number of minor changes to this criteria were made include a reference to landscape character <u>and quality</u> and the need to protect best and most versatile <u>agricultural</u> land and heritage assets (rather than historic assets)</p>	<p>development in the countryside. Given that this criteria previously required that development be appropriate for its location in the countryside the intent of the policy and its likely effects remain substantially unaltered. The addition of bullets 2 and 3 reiterates requirements in a number of wider policies in the Plan (now highlighted in this updated policy), however these would be unlikely to lead to any notable changes in the likely effects the policy will have on the environment, economy of local communities.</p> <p>Deletion of this Section of this policy could lead to minor changes in how the policy performs in respect of the SA objectives related to local character including the local landscape. In particular the removal of requirements for development not to be a valued landscape and for development to be well related to a settlement or settlements could lead to greater and potentially more harmful effects. The appraisal has been updated to reflect this change.</p>
BNE6	No changes proposed	
BNE7 Section A	Further detail has been added to section A of this policy to make it explicit that where development is proposed that could affect trees or hedgerows which are important in terms of their <u>high amenity, ecological, landscape or historic</u> value.	This policy amendment clarifies the protections offered by this policy. However the previous SA work confirms that this policy could have a major beneficial effect against environmental objectives. As such it is unlikely that this change would lead to any material effect compared to those previously identified,
BNE7 Section B	Additional text has been added to section B of this policy to require that the removal of trees and hedgerows will be <u>considered in accordance with the relevant national guidance and regulations, taking account in particular of their amenity, ecological, landscape and historic value.</u>	This policy has been amended to make explicit that national guidance and regulations should inform decision making affecting protected tree and hedgerows (which any policy would do in any case), however this amendment would be unlikely to alter the performance of this policy against the SA objectives.
BNE7	Reference to high value trees and hedgerows	This amendment does not alter the scope of the policy which will continue to require that

Section C	have been replaced by a reference to ‘important trees, woodland and hedgerows’	impacts be minimised and where possible a net biodiversity gain delivered through appropriate mitigation, compensation or offsetting.
BNE8	This policy has been amended to allow limited flexibility for limited and appropriate flexibility so long as development does not harm the purpose of the Local Green Space Designation. The policy now sets out the types of development that could be appropriate in local green spaces. The policy also supports measures to improve the biodiversity, heritage, recreation and tranquillity value of spaces.	This amendment could allow slighter greater flexibility to accommodate limited types of development with local green spaces, although these would be for relatively low impact types uses such as open space, recreation, and leisure uses, or engineering operations subject to safeguards to moderate effects. As such it would be unlikely that policy changes would lead to notable effects compared to those identified in previous sustainability appraisal work.
BNE9	Changes to this policy include a deletion of a reference to visual amenity which is replaced by a reference to the appearance of the area. Similar a requirement for advertisements to be in keeping with their setting has been replaced for a requirement to respect their setting and surroundings. The wording of bullet IV of this policy has also been reordered and amended to make it more clear and now requires that proposals will not result in visual clutter or excessive advertising.	Changes to this policy are limited and would be unlikely to lead to any material change in the performance of the policy in respect of the SA objectives.
BNE10	<p>This policy has been amended to improve the compatibility of this policy in respect of Policy BNE2 in LP1. Significant text has been deleted from the policy where this effectively reiterated the requirements of policy BNE2.</p> <p>Key changes include the need for development to be supported by a heritage assessment prepared by a competent and suitably qualified individual. The need to preserve or avoid, including through</p>	This policy largely reiterates requirements in the NPPF and indeed there was some discussion during examination regarding the need and scope of the policy. Nonetheless due to the extent of the changes proposed this policy has been reappraised against the SA objectives, although the likely performance of the policy has been identified as being in line with the effects previously identified in the pre-submission version of the SA.

	<p>enabling development the loss of buildings and features which make a positive contribution to the heritage of an area.</p> <p>Protect non designated heritage assets having regard having regard to the scale of harm and the significance of the site.</p> <p>Emphasise that permission will be refused for development that causes substantial harm unless the public benefits outweigh the harm. The policy also seeks to consider less than substantial harm against the public benefits of the proposal. Finally this policy seeks to confer some protection of heritage assets on any future local list having regard to the scale of any harm and the significance of the asset.</p>	
BNE11	<p>A number of changes are proposed to policy BNE11. These include a need for shopfronts to have regard to its host building and its surrounding context (previously the requirement was to have regard to its context).</p> <p>The reference to the use of 'traditional' materials has been deleted from the policy although additional requirements to consider security without the use of external shutters and to not include inappropriately illuminated signage has been added to the policy</p>	<p>The policies added could have a limited effect in respect of crime and safety (although generally would be unlikely to affect the performance of this policy against the identified SA objectives.</p>
BNE12	<p>This policy has been reworded to make it clearer that development on former power station sites at Willington and Drakelow will be supported where they are in accordance with policies E1, H6 and SD6 of the Part 1 Local Plan.</p> <p>The final paragraph of this policy has been added</p>	<p>Despite the changes to this policy its scope remains substantially unaltered and the amendments are largely to improve the clarity of the policy. It would not lead to any effects materially different to those already identified in the pre-submission draft of the SA.</p>

	that sets out the need for a development framework document to be submitted with any major planning application made on sites to guide their future development.	
RTL1 Section A3	A List of Key and Local services villages have been added to the policy and the cross reference to where these KSV and LSV are listed in policy H1 removed	This information is added for clarity (the list as set out in another policy was already signposted). This amendment would have no effect on the performance of this policy against the SA objectives.
RTL1 Section B	<p>Swadlincote has been added ahead of town centre and it is made explicit that changes which are permitted development would be unaffected by this policy.</p> <p>Additional wording added to ensure a good standard of amenity is maintained where applications for retail and leisure use in town centres come forward.</p> <p>Additional text has also been added to state that all main town centre uses as defined by national policy will be supported in the remainder of Swadlincote outside of the primary frontages.</p>	Amendment of this policy could lead to some loss of amenity as it potentially weakens the policy protection of land uses around town centre retail and leisure uses. However a likely negative effect was already predicted. The addition of Swadlincote (in front of Town Centre) is to clarify that this is the Districts only Town. Overall the policy changes proposed would not alter the likely environmental and other effects of this policy.
RTL1 Section C	Policy clarifies retail development as that falling in Class A1, A2, A3, A4 and A5.	Amendment is for clarity only and would be unlikely to alter the effects of the policy.
RTL1 Section D	Policy clarifies retail development as that falling in Class A1, A2, A3, A4 and A5.	Amendment is for clarity only and would be unlikely to alter the effects of the policy.
RTL1 Section E	Additional Bullet inserted to state that All retail proposals over 1,000 square metres gross will be required to submit a detailed retail impact assessment to measure the impact of the proposal on the vitality and viability of nearby centres and on committed and planned investment in those centres.	This policy could add a requirement for developers to provide a greater level of information to inform planning decisions, however in respect of the performance of the policy overall it would be unlikely to affect the policy performance given the lack of large scale retail development expected to come forward over the Plan period. Moreover where growth does come forward this provision would not halt development coming forward but would rather push growth to places closer to the town centre first. As such it would be unlikely that this additional requirement would alter the performance of the

		policy against the SA objectives.
RTL1 Section F	Amendment to change the section Number	This amendment would have no effect on any SA objectives
RTL2	Final paragraph has been re drafted to change the order of the sentence but not is scope or purpose	This amendment is to improve the clarity of the policy wording and would be unlikely to lead to significant changes in the previously identified environmental and other effects recorded in the SA.
INF11	No changes proposed	--
INF12	The deletion of any reference to a school at Thulston Fields has been removed from this policy. In addition the policy states that the location of the school at Infinity Park will be identified through the provisions of policy INF13. A number of criteria have been added or changed compared to the previous version of the policy these include requirements for the site to be served directly from a principle road access and include assessment and necessary mitigation of transport impacts.	The proposed amendment to this policy (including deletion of a site in Thulston to ensure it complies with National Policy Related to Thulston Fields) would have a notable effect in respect of a number of SA objectives and the SA has been updated. Greater certainty regarding the broad location of a school supported by this Authority allows potential harmful environmental effects in respect of biodiversity, heritage, landscape and greenfield land to be identified. This is because the majority of the Lowes Farm site is greenfield (although there is an area of previously developed land which is currently used as a shooting club) and flat and development of a school in this location would lead to the loss of countryside close to the urban edge of Derby City. The eastern part of the site is also located close to the Derby Canal local wildlife site (SD136) which runs along the eastern boundary, and the site is partly located on Sinfin Moor Regionally Important Geological Site (RIGS) and has potential to affect archaeology. However uncertain effects are still identified in respect of objectives to improve access to heritage, reduce flood risk, deliver sustainable forms of construction and improve the quality of development.
INF13	This is a new policy reflecting the designation of a garden village on the southern edge of Derby City which takes in a number of Part 1 Local Plan allocations. The policy is titled Southern Derby Area and Infinity Garden.	An appraisal of this policy, consistent with other policies previously reviewed has been undertaken and recorded in the updated Environmental Report.