

# **KEY SERVICE VILLAGES**



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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits site build out.	- Inclusion of general rural diversification policy in the plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield and there is very minimal potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 us 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is mostly greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The nearest supermarket is 6km away at Castle Donington</li> <li>- The nearest major employment site is more than 4km away.</li> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. Secondary School Provision is 4.8km from the site. The site is within 800m of an hourly bus service and 1200m of the village centre.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development has potential to support on site renewable or low carbon energy generation</li> </ul>	
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"> <li>- There is an ancient monument is adjacent to the site east of the site, however is separated by a road.</li> <li>- No HERS sites are located within the site, but HERS16601 Cropmark Complex located adjacent to the site (separated by a road).</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. 1.9ha is greenfield 0.24ha is brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- The site is disconnected from the built up area of Aston.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site contained by trees to the west, hedgerows, trees and a road to the south, hedgerows and a road to the east and a post and rail fence to the north.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

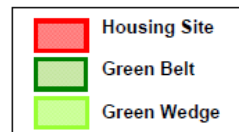
## Site: S0020: Site at Weston Road, Aston On Trent

### Description:

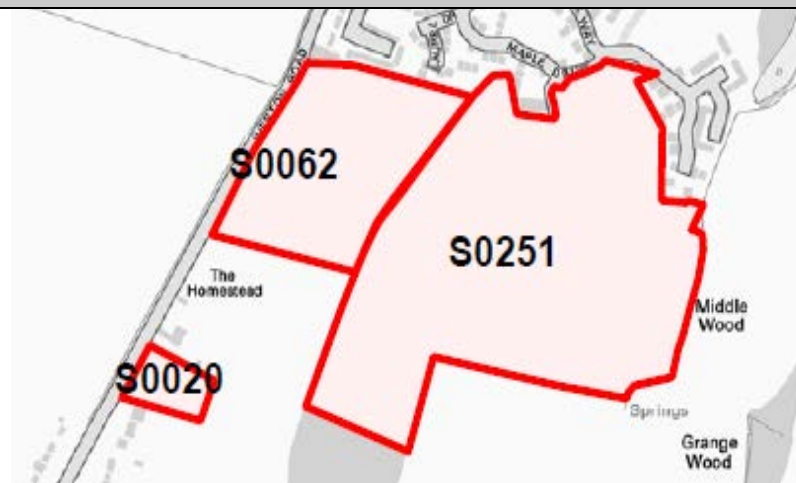
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of County Wildlife Site SD163 (Long Walk Wood).	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evince to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Development would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix proposed on site. However given the local plan requirement development will be likely to deliver a range of house sizes. Although due to the site size, development would make no contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision of or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston on Trent within 900m of the site. Facilities however are part time.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m of the village centre, Aston On Trent Primary School and a sports pitch. The site however is within 1200m of Aston On Trent Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on numbers of accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site development would make no contribution towards the delivery of affordable housing. - 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 detached from main built up area of Aston on Trent. - Bus stop is located within 400m of the site. The service is hourly between Aston and Derby, however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop and outdoor sports provision). - There is a metalled footpath adjacent to the site which would connect the site to Aston On Trent and Weston On Trent.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make come contribute toward the provision of education and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale with have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service between Aston on Trent and Derby, however there is no evening services. - There is a metalled footpath adjacent to the site which would connect the site to Aston On Trent and Weston On Trent. - There are no proposals for new greenways near this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service. However the site is poorly related to Aston on Trent Primary School and Village Centre (in excess of 1200m of these facilities).</li> <li>- The site is also poorly related in respect of secondary school provision (Chellaston Academy) which is 5.3km away</li> <li>- The nearest supermarket is more than 6km away at Castle Donington</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (IN2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development has potential to support on site renewable or low carbon energy generation</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. The closest HERS site is located 250m of the site HERS27724 Ridge and Furrow Gap at Weston On Trent</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflect policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly green field.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key values landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained to the north and south by neighbouring residential properties and hedgerows (ribbon development along Weston Road) and Weston Road and hedgerows to the west. The site is open to the rear and appears to be contained by fencing.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	



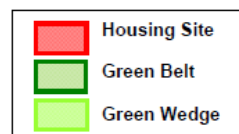
## Site 2: S0026. Valeries Road/Chellaston Lane Aston On Trent.

### Description:

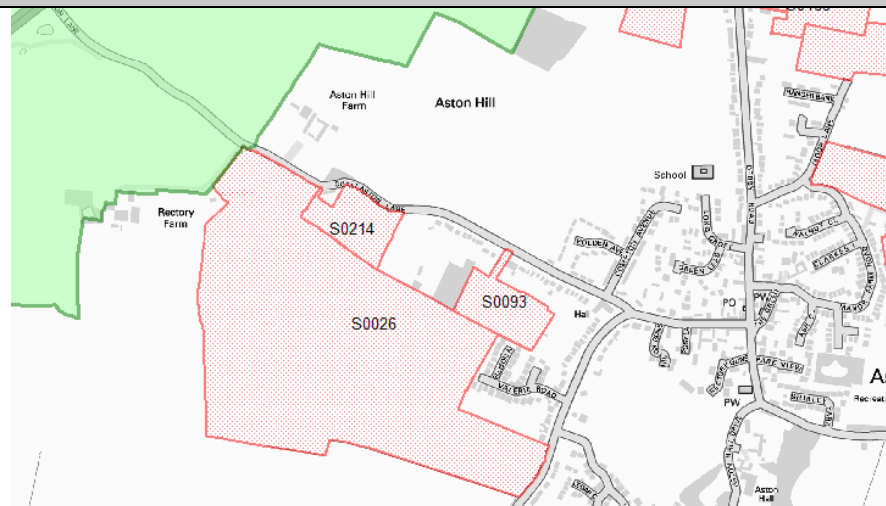
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

The site comprises agricultural land. It extends some 24.92ha and is currently in multiple ownership, however all parties are willing to develop the site for residential development. There is high developer interest. In addition a small part of the site was a former landfill site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of County Wildlife Site SD163 (Long Walk Wood).	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evince to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix proposed on site. Although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision of or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston on Trent within 250m of the site. Facilities however are part time.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and within 1200m of sports pitch and Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on traffic accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils.	- Continue liaising 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 gradient on viability would need further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the existing village. - Bus stop is located within 400m of the site. The service is hourly between Aston and Derby, however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop and outdoor sports provision). - There is no metalled footpath immediately adjacent to the site. However the nearest footpath ends close by to the site at 128 Weston Road which is the dwelling 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 could make come contribute toward the provision of education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service between Aston on Trent and Derby, however there is no evening services. - There is no metalled footpath immediately adjacent to the site. However the nearest footpath ends close by to the site at 128 Weston Road which is the dwelling next to the site. - There are no proposals for new greenways adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield, although part of the site has formally be used for landfill, although site has been restored and is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality and Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is an area of less and intermediate susceptibility to surface water flooding within the south east of the site. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect if day to day retail needs and primary school provision. The site is located within 400m of an hourly bus service and within 800m of the village centre. Although the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly relates in respect of supermarkets and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (IN2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could potentially be supported by on site renewable or low carbon energy generation,</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. The closest HERS site is located 60m of the site HERS16614 Aston Hall, Ridge and Furrow.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflect policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly green field.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key values landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- The ground rises through the site in a westerly direction.</li> <li>- Part of the western boundary of the site is adjacent to the Green Belt.</li> <li>- However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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

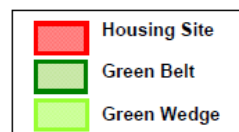
### Description:

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

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

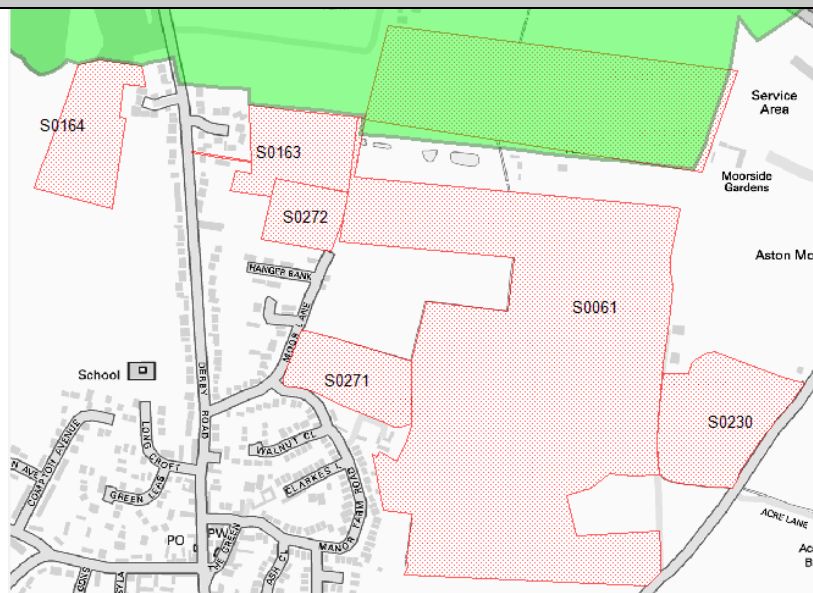
The northern part of the site is located within the Green Belt.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD167 Brickyard Plantation.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

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



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



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conform with policies AD1, SD2 and SD3 of the emerging part 1 local plan..</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry and A50 trunk road.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site lies within Flood Zone 1. A small area within the north of the site lies within flood zone 2 and 3a.</li> <li>- A large amount of the site is covered by less and intermediate areas susceptible to surface water flooding within the site. There is a small area more susceptible to surface water flooding within the middle of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is within 400m of an hourly bus service and within 800m of the village centre. Although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- HERS16603 Moorside Cottages, Aston Cursus Complex is located within the site and covers a large proportion of the site</li> <li>- The site is located within 20m of an ancient monument. The site is separated from the ancient monument by a road.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity of this part of the village to the Trent Mersey Canal to the south, by better signposting of existing routes.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is largely contained by the existing village boundary and the A50, although careful landscaping would be required, due to the flat and relatively open nature of this area.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> <li>- Part of the site is located within the Green Belt.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscaping elements, such as existing development, hedgerows and field trees close to the village edge.</li> <li>- Hedgerows trees and other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

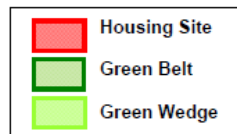
## Site 5: S0062. Site at Land to the East of Weston Road, Aston On Trent

### Description:

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

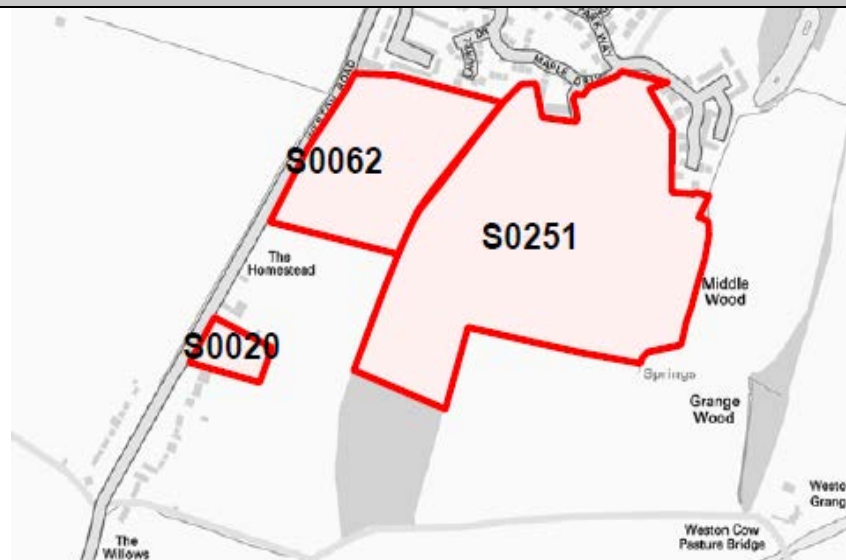
The site comprises agricultural land. It extends some 4.1ha and is currently in single ownership. There is medium developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located immediately adjacent to County Wildlife Site SD163 Long Walk Wood. .	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Landscape strategy will include new native tree planting throughout the site including new tree planting along Weston Road, a landscape buffer with new trees and planting proposed for the southern edge of the development, as well as a 10m buffer along the eastern boundary	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site is aiming to deliver a mixture of tenures and house types including 30% affordable housing	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be expected to 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 contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within 550m from the site. The GP however is part time.	
	Will it promote healthy lifestyles?		- The site is within 1.2km of Aston Primary School and Village Centre, however exceeds 1.2km of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will impact accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development/ - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located within 400m of the site. The bus service is hourly throughout the day, however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and). - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is a metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education and health provision - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenway provision adjacent to the site. - There is a metalled footpath adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available in this area.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conform with policies AD1, SD2 and SD3 of the emerging part 1 local plan..
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield - Site is likely to be Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1. - The site contains areas of less and intermediate susceptibility to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with 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?		- The site is located within 400m of an hourly bus service and 1.2km of the village centre. Although the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation,	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site. The closest HERS site is located 150m away (HERS27706 Cropmarks north east of Weston On Trent)	- 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?		- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal.	- 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?		- The site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values landscape components are retained.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area. - TPO45 is located to the east of the site. - However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by existing development to the north, woodland to the east, hedgerows to the south and hedgerows and Weston Road to the west.. - 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



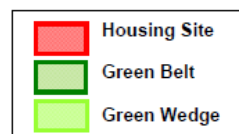
**Site: S0073.** Site at Land at Glebe Farm, London Road, Shardlow

**Description:**

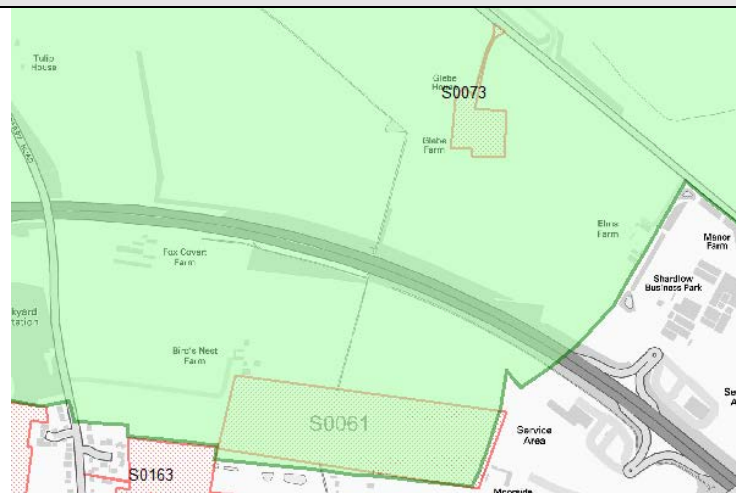
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

**Key**



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD169 Bellington Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision On-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent. 4.4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 1200m of the village school, recreation ground and Post Office. The site however is located over 1200m from Shardlow Village Hall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will impact accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the existing village. Bus stop is located adjacent to the site and provides an hourly bus service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall. - There is no metalled footpath adjacent to the site, which could connect the site the village. - The nearest major employment site is more than 4km 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 could make come contribute toward the provision of education and open space and leisure provision - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this scale will impact highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located adjacent to an hourly bus service to Derby and Leicestershire. - There is no metalled footpath adjacent to the site, which could connect the site to the village. - There are no proposals for new greenways adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast is available in this area.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield.</li> <li>- Site is likely to represent either Grade 2 very good quality or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 2 and 3a</li> <li>- There are areas less susceptible to surface water flooding along the western and southern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- This would be dependent on the design of any development proposal, but runoff would normally be expected to be reduced to below current rates on the brownfield part of the site and to greenfield rates on the remainder.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of a bus service (within 400m of an hourly services, primary school provision and open space provision (within 1200m ).</li> <li>- The site is more than 4km from the nearest major employment site.</li> <li>- The site is more than 6km from the nearest supermarket, at Castle Donington.</li> <li>- Secondary School provision is located 8km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (IN2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will not affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. The closest HERS site is located 400m from HERS16606 Fox Covert Farm.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflect policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. 0.98ha of the site is greenfield and 0.15ha is brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key values landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- The site is located within the Green Belt.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Part of the northern edge of the site is contained by trees and hedgerows.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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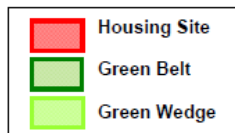
## Site 6: S0093. Site at Land to the rear of 51 Chellaston Lane, Aston On Trent

### Description:

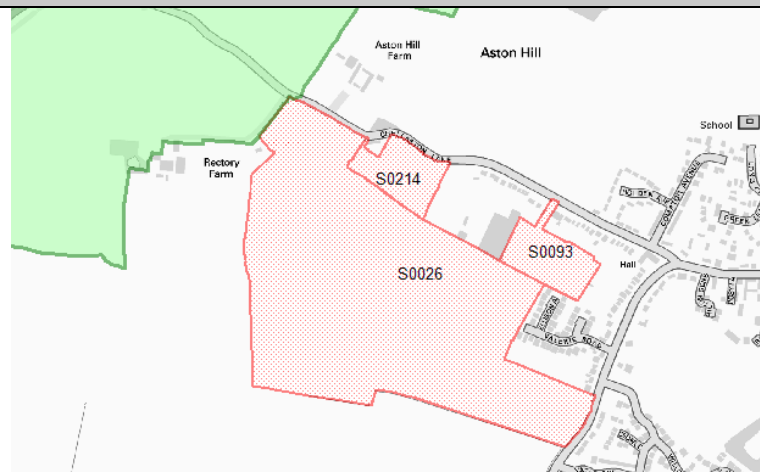
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

### Key



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

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



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



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- The development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints as a result of the proximity of site to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield</li> <li>- Site is likely to be Grade 2 agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- This will depend on design, but the predominant greenfield element of the development would be expected to maintain greenfield runoff rates.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is located within 400m of an hourly bus service and within 800m of the village centre. Although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. The closest HERS site is located within 200m of the site (HERS16614 Aston Hall, Ridge and Furrow</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield. 0.08ha is brownfield and 1.69 is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

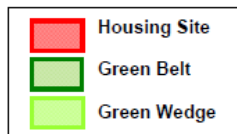
## Sites 7: S0163. Site at Northern Fringe of Derby Road, Aston On Trent

### Description:

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

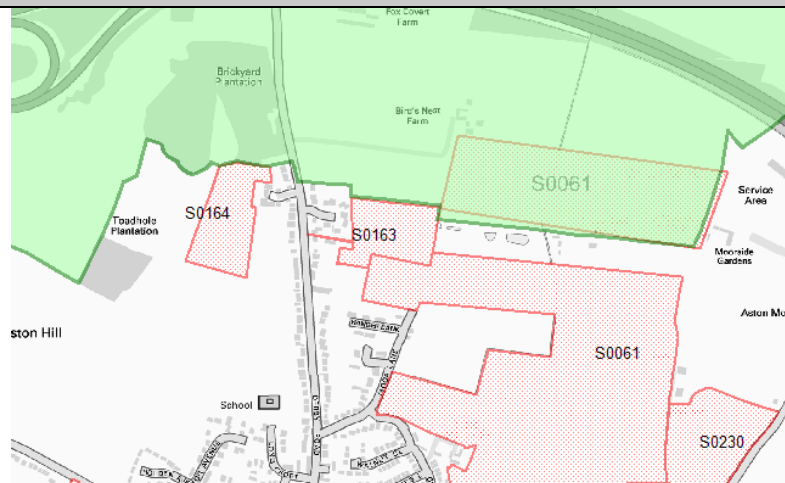
This site comprises of agricultural fields. It extends some 2.03ha and is currently o in single ownership. There is a high level of developer interest. In addition the site is adjacent to the Green Belt.

### Key



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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	- Site is located within 300m of County Wildlife Site SD167 (Brickyard Plantation)	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	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 back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston, 1.3km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, Aston Primary School and within 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development would impact accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site on Derby Road, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There is a PROW within the east edge of the site. - There are no proposals for new greenways adjacent to the site. - There is a metalled footpath adjacent to the site on Derby Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - Access to the site is constrained due to the access being between a small gap between two dwellings.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help to sustain existing rural shops and other businesses located in Aston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - There is potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality, or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is within 400m of an hourly bus service and within 800m of the village centre, although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> <li>-</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. The closest HERS site is located within 300m of the site (HERS16606 Foxcovert Farm)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity to the Trent Mersey Canal to the south by better signposting of existing routes.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing residential properties to the west of the site and hedgerows and field trees to the north, east and south of the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



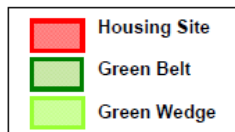
## Site 8: S0164. Site at Northern Fringe of Derby Road, Aston On Trent

### Description:

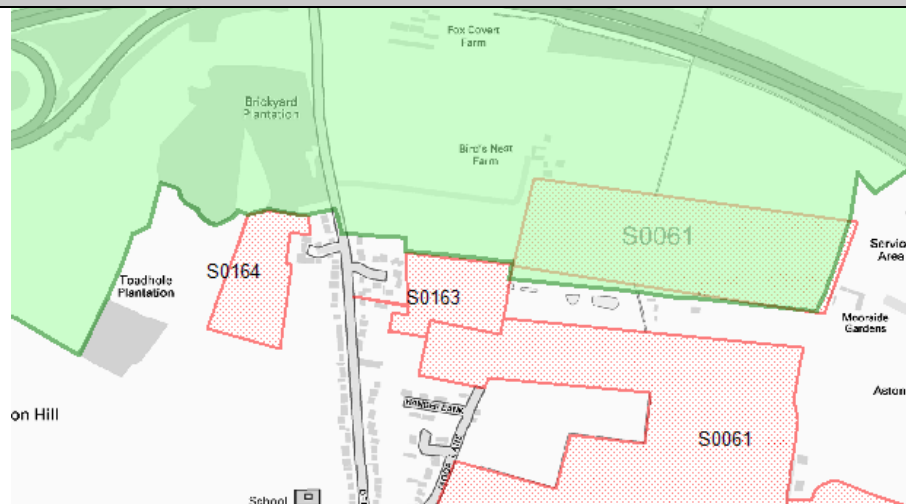
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston, 1.4km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, however is within 1200m of Aston Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The impacts of the development would be uncertain and would be largely determined by the detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will impact accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the SHLAA proposes by the Authority indicates that the site could be viable for housing development. Although the impact on viability of the creation of an access would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site in Derby Road, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sports provision and healthcare - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenways adjacent to this site. - There is a metalled footpath adjacent to the site in Derby Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - Access to the site is constrained due to the access being between a small gap between two dwellings.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is within 400m of an hourly bus service and within 800m of the village centre. Although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. The closest HERS is located within 200m of the site (HERS16609 Aston Hill: Enclosure Pit and Alignment)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is open to the north and contained by trees to the south, hedgerows to the west and hedgerows and existing development to the east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

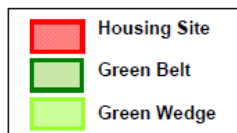
## Site: S0214. Site at Chellaston Lane, Aston On Trent

### Description:

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

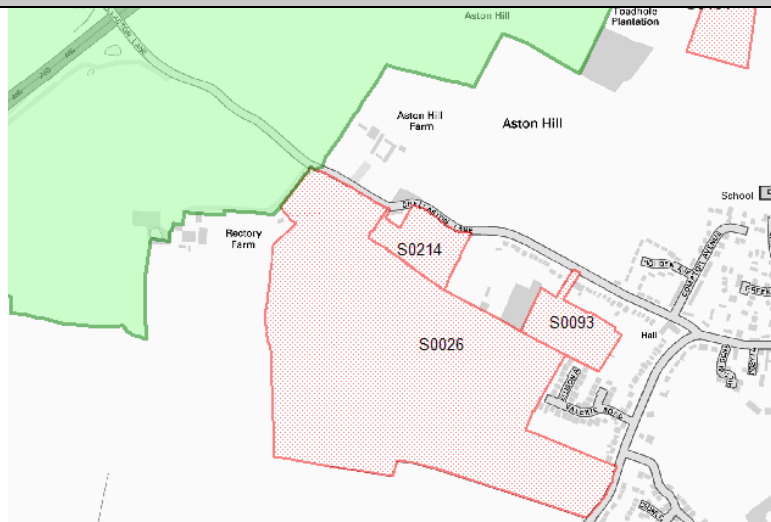
The site comprises of agricultural lane. It extends some 1.69ha and is currently in one ownership. There is no developer interest.

### Key



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



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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts re unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality or Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is within 800m of an hourly bus service, and within 1200m of the village centre. Although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- No site layout or design has been submitted by site promoters.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as Chellaston Road to the north and hedgerows to the east, south and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

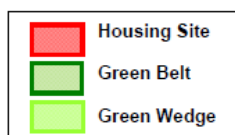
**Site: S0230.** Field No.2871, Shardlow Road, Aston On Trent

**Description:**

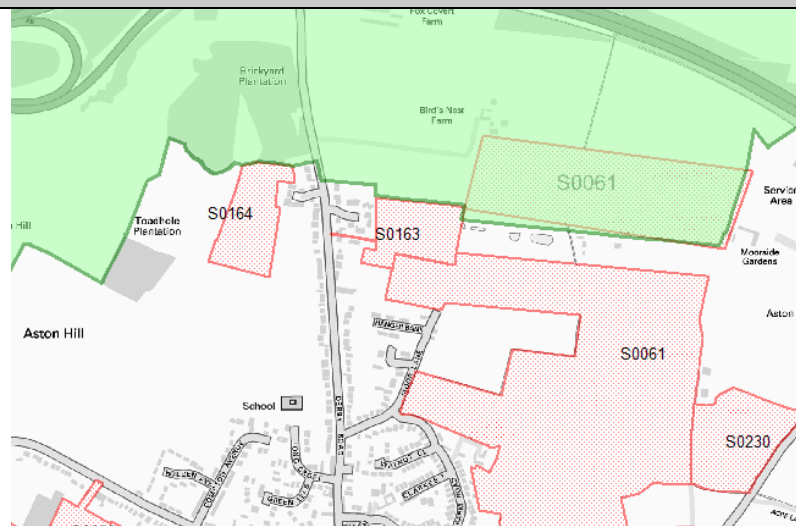
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

**Key**



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston 1.7km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, within 1200m of the village centre and over 1200m from Aston Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest Primary School is located within Aston on Trent. The school is nearing capacity with 206 pupils attending the school with a capacity of 207 pupils	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide the opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Aston on Trent. Bus stops are located within 1200m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is no metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby within 1200m. However, there is no evening service. - There are existing PROW within the eastern and western boundary of the site. - There is no metalled footpath from the site to the village. - There are no proposals for new greenways adjacent to this site, although there is a proposed greenway link to the Trent and Mersey Canal towpath, nearby.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	



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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding however there are small areas less susceptible to surface water flooding along the eastern boundary and within the northern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs; however primary school provision is 1.5km from the site. The site is located within 1200m of an hourly bus service and the village centre. In addition the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- HERS16603 Moorside Cottage: Aston Cursus Complex covers the site.</li> <li>- An ancient monument is situated adjacent to the site, however is separated from the site by Shardlow Road</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal to the south of the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Shardlow Road and trees and hedgerows to the east, hedgerows to the north, a track to the west and hedgerows to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

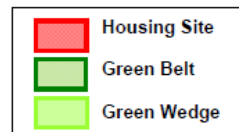
## Site: S00271. Aston Land and Moor Lane, Aston On Trent

### Description:

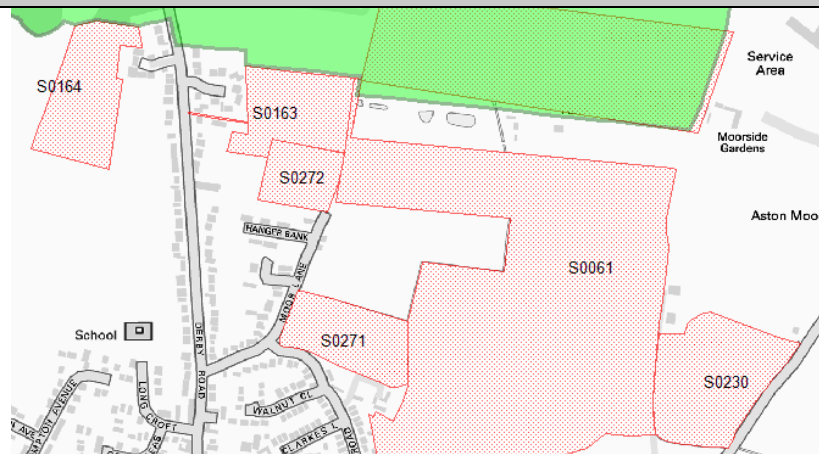
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

#### Key



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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 500m of SD167 Brickyard Plantation.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Site promoter proposes tree planting and habitat creation on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

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

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



To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conform with policies AD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1. - There are low and intermediate areas of surface water flooding within the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field 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?		- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is within 400m of an hourly bus service and within 800m of the village centre. Although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity of this part of the village to the Trent Mersey Canal to the south, by better signposting of existing routes.	- 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?		- The site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values landscape components are retained.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is contained by existing development to the south and west and trees to the north, - The site is located within the Trent Valley Washlands Landscape Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by existing landscaping elements, such as existing development, hedgerows and field trees close to the village edge. - Hedgerows trees and other landscape elements could contribute towards integrating new development into the landscape. - Indicative layout indicates tree planting and habitat creation.	

Version 1a

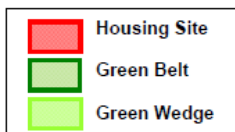
## Site: S0272. Moor Lane, Aston On Trent

### Description:

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

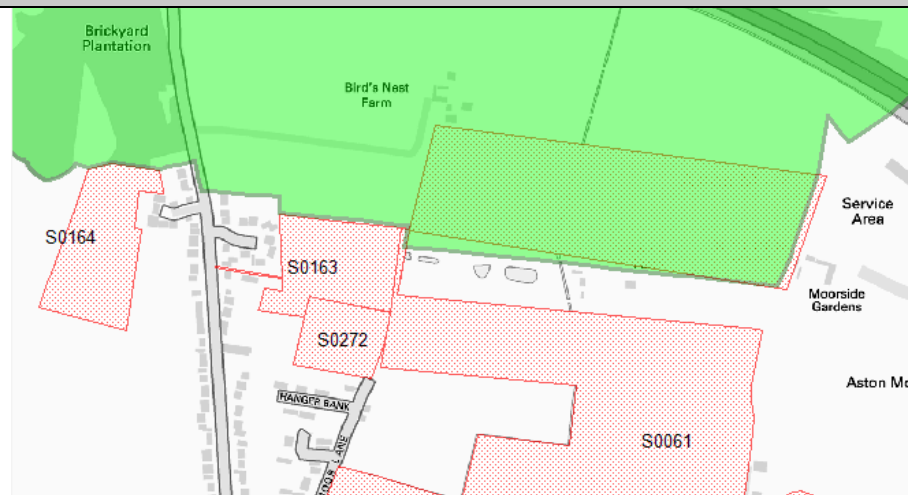
The site comprises agricultural land. It extends some 1.05ha and is currently in single ownership. There is medium developer interest.

#### Key



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conform with policies AD1, SD2 and SD3 of the emerging part 1 local plan..</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1 and will have no impact on flood risk.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is within 400m of an hourly bus service and within 800m of the village centre. Although the site is in excess of 4km from the nearest large scale employment areas, the site is also poorly related in respect of supermarket and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development will not affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but there may be potential to significantly improve connectivity of this part of the village to the Trent and Mersey Canal to the south, by better signposting of existing routes.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is contained by existing development to the south and west</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> <li>-</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing development and, hedgerows close to the village edge.</li> <li>- Hedgerows trees and other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



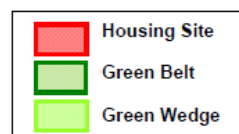
## Site: S0006. Land at Egginton Road, Etwall

### Description:

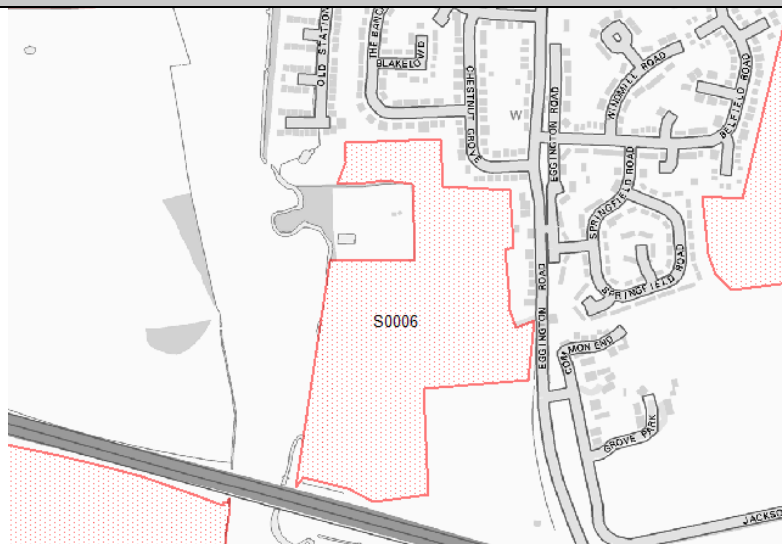
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land. It extends 15.42ha and there is high developer interest in the site. The site is in multiple ownership, however all parties are willing to develop the site for residential use. A sewage treatment lies to the north of the site and the site slopes to the west.

### 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 site is located within 300m of County Wildlife Site S201 Land off Lucas Lane, Linton Common. The County Wildlife Site however is separated from the site by the A50. - The site is located within 200m of Potential Wildlife Site AD048 Etwall Sewage Works; however the site separated from the Potential Wildlife Site by the A50.	
	Could development affect protected species or BAP priority species?	No	- BAP and protected species on site or potentially onsite include, Bats, Hedgehog, polecat, Great Crested Newt, Common Toad, Breeding Birds. There are also mature trees and BAP hedgerow.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Limited information held. The concept master plan for the site suggests additional planting and landscaping buffers	
	Will it protect sites of geological importance?	Yes	- The site is located within 1km of a regionally important geological site. Development of the site however would not affect the RIG.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Information held indicates that a mix of homes including tenure types will be located on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- The concept master plan for the site suggests that the site would be able to accommodate open space, in the form of 500m2 play area and an open space with play area 500m2. In addition there is open space between the housing development and the sewage treatment works.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Hilton 3.2km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of Etwall Primary School and a sports pitch and is within 1200m of the village centre.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development.</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Transport Assessment for the site indicates that development will not have any impact on existing road traffic accidents levels around the site</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070.</li> <li>- Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the gradient and flood risk would need further assessment.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house.</li> <li>- There is a metalled footpath adjacent to the site on Egginton Road which connects the site to the village.</li> <li>- The site is adjacent to the village and is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sport provision in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development could have limited effects on the local highways network, although the TA to support the planning application indicate that these can be mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours.</li> <li>- There is a metalled footpath adjacent to the site on Egginton Road which connects the site to the village.</li> <li>- An established greenway runs along the western boundary of the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There site would be serviced by Etwall WWTW, which has spare capacity.</li> <li>- There are no known water and electricity supply constraints</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not generate the existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. To date information to support an outline application have been submitted.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout showing this information)	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Site is adjacent to a Severn Trent Waste Water Treatment Works</li> <li>- Based on odour assessment included in the planning application for the site it is concluded that it is unlikely that an unacceptable odour impact from the STW will occur at the proposed site during normal operating and maintenance conditions</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the site to the A50. Subject to design new dwellings could be reduced sufficiently to achieve internal and external noise levels</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- No land has been identified as being BMV land in the agricultural land classification report submitted with the planning application.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site lies within flood zone 1. The westernmost part of the site lies within Flood Zones 3a and 2, although this does not form part of the application for new homes</li> <li>- The westernmost and northernmost part of the site contains areas of less, intermediate and more susceptibility to surface water flooding. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs, primary school and secondary school provision. The site is located with 1200m of the village centre and within 400m of an hourly bus service. The site is 3.2km from a supermarket in Hilton and 4km from the nearest employment site over 10ha (Hilton Depot).</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site, However HERS19804 Etwell Ridge and Furrow is located just over 100m to the west of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The majority of the site is located within the lower sensitivity according to the County Council's Areas of multiple environment sensitivity. However a small section of the western boundary of the site (set aside for landscaping) is located within secondary sensitivity..</li> <li>- The site is located within the Trent Valley Washland Landscape Character Area.</li> <li>- There are field trees located within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north, existing development and Egginton Road to the east, trees and the A50 to the south and Etwell Brook and trees to the west.</li> <li>- Hedgerows, substantial areas of trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding detailed design and layout.</li> </ul>	

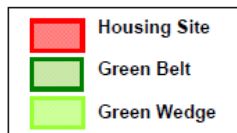
## Site: S0035. Nether Hayes, Willington Road Etwall

### Description:

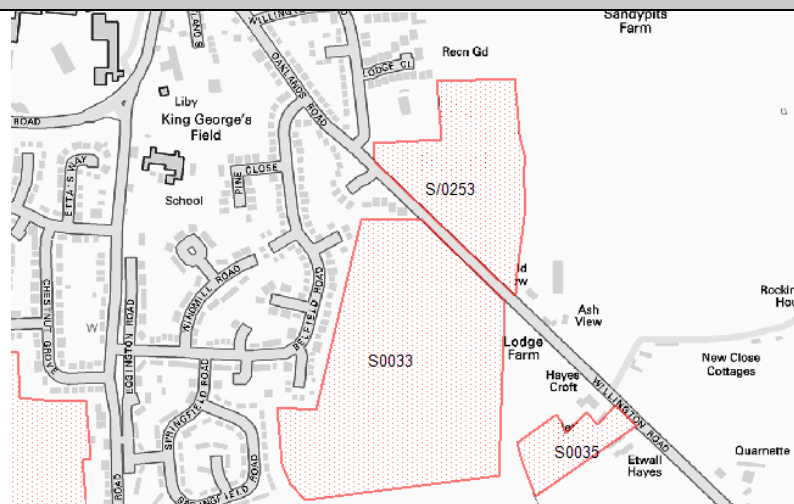
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land and residential curtilage. It extends 1.04ha and is currently in single ownership. There is low developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located 1.4km away of SD401 Toyota Balancing 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 proved the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable home subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within km of the site. The nearest GP is located within Hilton 3.7km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of the village centre and sports pitch, however is more than 1200m to Etwall Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development would affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School is some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new additional housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is no metaled footpath adjacent to the site on Willington Road which could connect the site to the village. The nearest footpath is approximately 400m from the site on Willington Road. - The site is detached from the main built up area of Etwall. The site is in in excess of 800m of an hourly bus service between Etwall, Burton and Derby. There is a Sunday bus service every two hours	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development of the site would have on traffic congestion, although it is unlikely to be significant on a site of this size.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Etwall, Burton and Derby. There is a Sunday bus service every two hours. The site however is in excess of 800m from the service. - There is no metaled footpath adjacent to the site on Willington Road which could connect the site to the village. The nearest footpath is approximately 400m from the site on Willington Road. - There are no existing or proposed cycle routes adjacent to the site,	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW , which has spare capacity, although there is no mains sewage. - There are no known water or electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to include some grade Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- The site contains a small area of less susceptibility to surface water flooding, however within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is detached from main built up area of Etwall. The site is located in excess of 800m from an hourly bus service, however is within 1200m of the village centre. The site however is in excess of 1200m of Etwall Primary School and is more than 4km (4.3km) of an employment site greater than 10ha (Hilton Depot). The site is 3.5km from a supermarket in Hilton.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- There are field trees across the site from north to south.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Willington Road to the east, trees and hedgerows to the north and west and trees, hedgerows and existing development to the south.</li> <li>- Hedgerows, substantial areas of trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

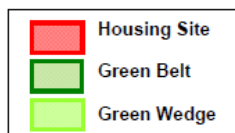
**Site: S0036.** Land at OS part 1547, Derby Lane, Etwall

**Description:**

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

The site comprises of agricultural land. It extends some 3.38ha and is currently in single ownership. There is high developer interest.

**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 350m from the site SD388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?	Yes	Appeal decision APP/F1040/W/15/3136939 acknowledges that proposals for the site would enhance the biodiversity and ecological value of the site and existing species would be protected in accordance with the relevant legislation.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- site master plan submitted with a recent application indicates the provision of open space mainly to the north east of the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs, although previous submissions have indicated that this could be via contributions to offsite provision.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would include plots for self build homes, residential care homes and dwellings for over 55s including one and two bed bungalows	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- As above	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would not include provision for travelling communities based on most recent plans	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both within the site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 3.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The impacts would be uncertain and would be largely determined by the detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Accident records show there has been only one slight accident on Main Street in the eight years between 2005 and 2012. This shows that there is no existing local accident problem. Because the development will not materially increase the traffic flows no accident problem would be introduced. - Introduction or priority controlled junction could have an uncertain effect in respect of improving safety around the site.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwell Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely through off site contributions - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There are the following local facilities within the Etwell: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the village. - The site is adjacent to the village and is within 400m of an hourly bus service between Etwell and Derby. There is a Sunday bus service every two hours.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will make some contribution toward the provision of new education, open space and sport provision in the village. - Built community facility is intended to be provided, managed privately, and made available for public use on site in the form of the gatehouse community hub	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Appeal decision APP/F1040/W/15/3136939 determined that there would be no significant impact on the strategic and local road network as a result of developing the site and the local highways authority and Highways Agency raised no objection to the appeal proposals.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service between Etwell and Derby. There is a Sunday bus service every two hours. - There is a metalled footpath adjacent to the site on Derby, which could connect the site to the village. - The Hilton to Mickleover greenway is not directly accessible from the site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwell WWTW , which has spare capacity. - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis. - Proposed 60 bed Care home could support approximately 13 qualified nurses and 31 care assistants according to recent planning submission	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services. - Development would also deliver jobs in the 'health sector'	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops on site but could deliver a new 'community hub' in the village.	- 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Site is likely to include Grade 3 agricultural land of moderate quality.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels taking account of climate change.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs, Etwall village centre, primary school and secondary school provision and the site is within 400m of an hourly bus service. The site is 3.2km from a supermarket in Hilton and 4.2km from the nearest employment site over 10ha (Hilton Business Park).</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is likely to affect the setting of the village conservation area, views to and from the conservation area and the approach to the conservation area. .</li> <li>- No HERS sites are located within the site, although the site is within 20m of HERS19801 Etwall, Polished Stone Axe</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by the A516 and trees to the north, hedgerow to the east and west and Derby Road and hedgerows to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

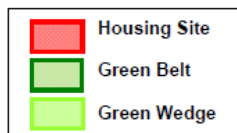
# **Site: S0063.** Land adjacent Sutton Lane and Hill Pasture, Etwall

## **Description:**

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

The site comprises a dwelling and its curtilage and a paddock. The site extends some 2ha and is currently in single ownership. There is a high level of developer interest on the site.

## **Key**



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Hilton 3.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, sports pitch and Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether accident numbers would be affected, although notable affects are unlikely having regard to the TA for a nearby site of a similar scale.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the gradient and need further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is no metaled footpath adjacent to the site on Sutton Lane. - The site is adjacent to the village and is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sport provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion, although notable affects are unlikely having regard to the TA for a nearby site of a similar 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 within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. - There is no metaled footpath adjacent to the site on Sutton Lane - Site lies within 800m of access to an established greenway - An existing PROW is located to the east of the site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW , which has spare capacity. - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	

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



To reduce water, light, air and noise pollution	Will it reduce water pollution?		It is not known whether development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is predominantly greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1 - There is no indication of surface water flooding on the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- For The majority of the site development will be expected to reflect greenfield run off rates. For the previously developed part of the site, redevelopment would normally be expected to deliver better run-off rates than at present.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is relatively well located in respect of day to day retail needs, primary school and secondary school provision. The site is located with 800m of the village centre and within 400m of an hourly bus service. The site is 3.1km from a supermarket in Hilton and 4.1km from the nearest employment site over 10ha (Hilton Depot).	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development may affect the setting of the village conservation area. - No HERS sites are located within the site. - Impacts could be dependent on the detailed design and layout of the scheme.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is predominantly greenfield.1.96ha of the site is greenfield 0.04ha is brownfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area. - The site slopes to the north east. - Hedgerow faces Sutton Lane.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by A516 and tree to the north, trees and hedgerows to the east, Sutton Lane to the south and trees/woodland to the west. - Hedgerows, substantial areas of trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

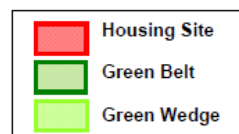
## Site: S0103. Land at Egginton Road, Etwall

### Description:

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

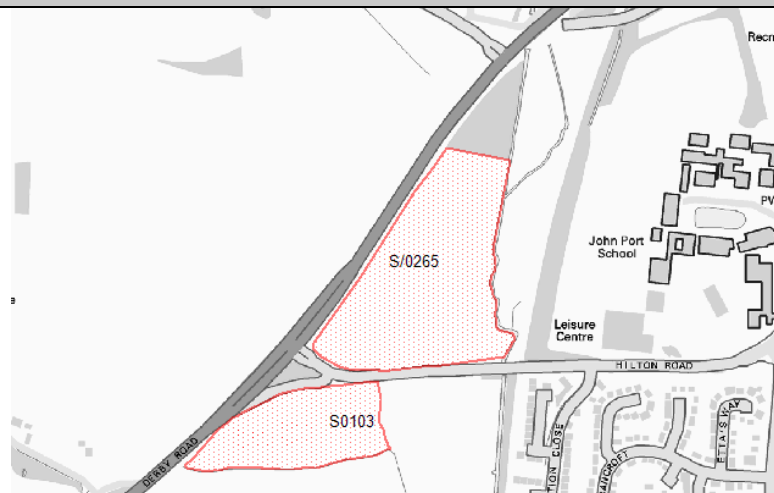
The site, measuring 2.46ha, comprises agricultural land and buildings and, residential dwellings and curtilages. There is high developer interest in the site and the site is currently in multiple ownership. However all parties are willing to develop the site for residential use.

### 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 700m of a SSSI.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 800m of SD388, Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?	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 masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of 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 could make a limited contribution towards improving open space and leisure provision, both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km. The nearest GP is located within Hilton 2.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Etwall Primary School and a sports pitch and is within 1200m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the existing buildings on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Etwall. The site is adjacent to a bus stop which provides an hourly service to Derby and Burton. There is a Sunday bus service every two hours. - There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house - There is a metalled footpath adjacent to the site on Derby Road which connects the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open pace and sports provision and healthcare facilities. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. - There is a metaled footpath adjacent to the site on Derby Road which connects the site to the centre of the village, which lies within 800m. - Site lies within 800m of an access to an established greenway.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Development could lead to an increase in noise complaints, as a result of the proximity of the site to the A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Half of the site is brownfield and other half is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land and/or Grade 4 poor quality land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- The site contains a small area of less and intermediate susceptibility to surface water flooding within the south west of the site. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Runoff for the previously undeveloped part of the site will be expected to match greenfield rates. Redevelopment of the brownfield area would normally be expected to result in a reduced run-off rate.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms. Homes in villages could perform less well in respect of this objective due to increased reliance on private transport to access local services and facilities.</li> <li>- The site is relatively well located in respect of day to day retail needs, and primary school and secondary school provision. The site is within 400m of an hourly bus service. The nearest supermarket is located within Hilton, 2.1km from the site. The site is located within 4km of the nearest employment sites over 10 ha (Hilton Depot).</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- 1.23ha of the site is brownfield and 1.23ha of the site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The majority of the site is located within the Needwood and South Derbyshire Claylands Landscape Character Area, however part of the southern edge of the site are located within the Trent Valley Washlands Landscape Character Area.</li> <li>- There are field trees within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by the A516 to the west, a road to the north and hedgerows and trees to the south and east.</li> <li>- Hedgerows, substantial areas of trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	



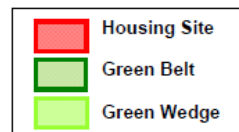
# **Site: S0253. Land off Willington Road, Etwall**

## **Description:**

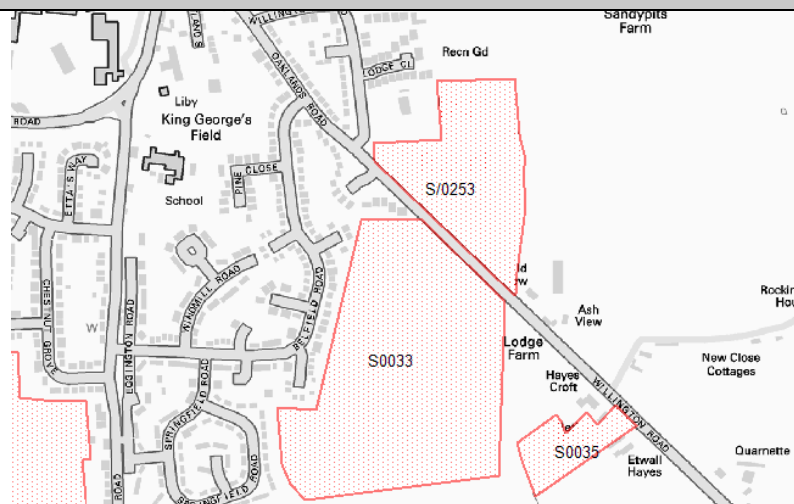
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land. It extends some 3.4ha and is currently in single ownership. There is low developer interest.

### **Key**



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 900m of SD0388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site promoter indicates that provision could be made for starter family homes and for affordable homes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- The site promoter indicates that the site has the opportunity to provide a modest number of bungalows	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site, including 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 3km of the site. The nearest GP is located within Hilton 3.8km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, a primary school and the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School is has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. 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 adjacent to Etwall Village and is within 800m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. - There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is a metaled footpath adjacent to part of the south west of the site, which could connect the site to the village. There is no metaled footpath adjacent to most of the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and open space and sports provision in the village. - No information regarding services 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 greenway or cycle route adjacent to the site. - There is an hourly bus service between Etwall and Derby within 800m of the site. There is a Sunday bus service every two hours. - There is a metaled footpath adjacent to part of the south west of the site, which could connect the site to the village. There is no metaled footpath adjacent to most of the site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although given the scale and nature of development impacts re unlikely to be significant.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary and secondary school provision. The site is located within 800m of an hourly bus service. The site is located in Hilton 3.7km from the site. The nearest employment site over 10ha is in excess of 4km of the site (Hilton Depot)</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development will affect the setting of grade II Listed Building Etwall Lodge which is adjacent to the site.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as trees and hedgerows and Willington Road to the south.</li> <li>- Hedgerows, substantial areas of trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

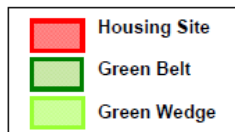
**Site: S0265.** Land north of Derby Road and east of the A516, Etwall

**Description:**

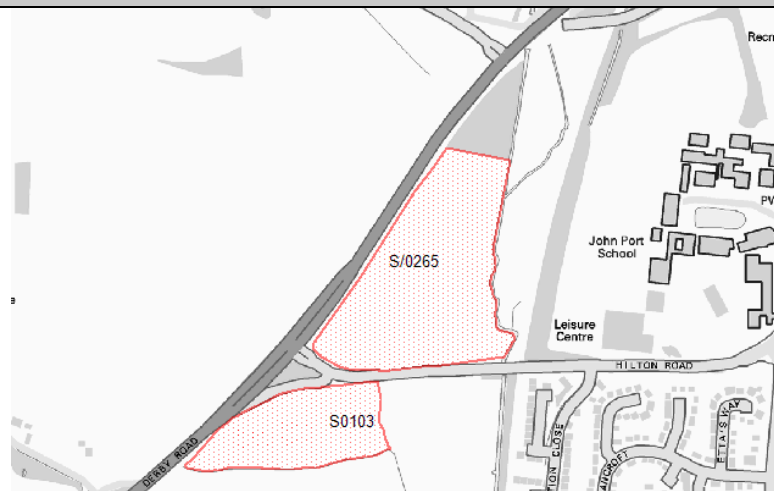
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

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

**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 900m of an SSSI.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- Site promoters indicate that development would be expected to make provision for affordable homes and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Site promoters indicate that development would be accessible to all user groups.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 2.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Etwall Primary School and a sports pitch and is within 1200m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to a bus stop which provides an hourly service to Derby and Burton. There is a Sunday bus service every two hours. - There are the following local facilities within Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house, mostly within 800m of the site. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and leisure provision and healthcare. - The SHLAA submission suggests that part of SHLAA site could be released to John Port School to enable the expansion and enhancement of the school facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development might have on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. - There is no metalled footpath adjacent to the site, which could connect the site to the village. - The site could potentially provide access to an adjacent established greenway.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to an increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the A516</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land and/or Grade 2 poor quality land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site lies within flood zone 1, however the northern and eastern part of the site lies within flood zone 3a and 2.</li> <li>- The site contains areas of less, intermediate and more susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs, and primary school and secondary school provision. The site is within 400m of an hourly bus service. The nearest supermarket is located within Hilton, 2.1km from the site. The site is located within 4km of the nearest employment sites over 10 ha (Hilton Depot).</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The west of the site is located in an area of secondary sensitivity to the County Councils Areas of multiple environment sensitivity, and the east of the site is located within an area of primary sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements: by dense trees to the north, hedgerows, trees and A516 to the west, trees, hedgerows and Derby Road to the south and trees at Etwall Brook to the east.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

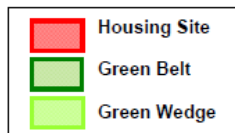
# **Site: S0284.** Land east of Egginton Road and north of Jackson Lane, Etwall

## **Description:**

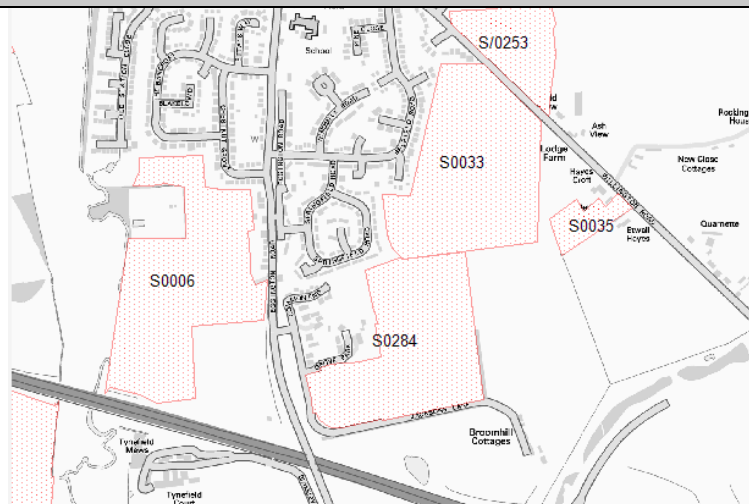
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

The site comprises agricultural land. It extends some 8.6ha and is currently in single ownership. There is high developer interest.

## **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 within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1.5km away at SD401 Toyota Balancing Pond.	
	Could development affect protected species or BAP priority species?	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 site is located within 1km of a regionally important geological site. Development of the site however would not affect the RIG.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given local plan requirements 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 provide on-site open space provision and contribute toward provision within 1200m	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 3.6km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Etwall Primary School, a sports pitch and the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School has some capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of an hourly bus service. - The site is within 1200m of the village centre and facilities including a convenience store, primary school, village hall, indoor/outdoor leisure, Post Office and public house. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could potentially make some contribution toward the provision of education, open space and leisure provision. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development might have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. - There is no metalled footpath adjacent to the site, which could connect the site to the village. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	



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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to an increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the A50</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 Good to Moderate.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within flood zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs, and primary school and secondary school provision. The site is within 800m of an hourly bus service. The nearest supermarket is located within Hilton, 2.1km from the site. The site is located within 4km of the nearest employment sites over 10 ha (Hilton Depot).</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Site has been archaeologically evaluated and found to contain a later prehistoric enclosure (regionally important).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will ensure that archaeology in the site is protected in record and that information is made publicly available</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity to the County Councils Areas of multiple environment sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area,</li> <li>- TPO264 is located to the south of site and TPO22 is located to the north of the northern boundary of the site and two trees are located within the site near part of the western boundary of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a road to the west and south, existing development on part of the northern boundary and the western boundary. Part of the northern boundary and the eastern boundary is contained by hedgerows. In addition there are hedgerows within the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

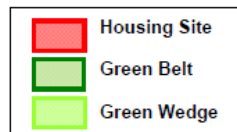
## Site: S0152. Scropton Road, Hatton

### Description:

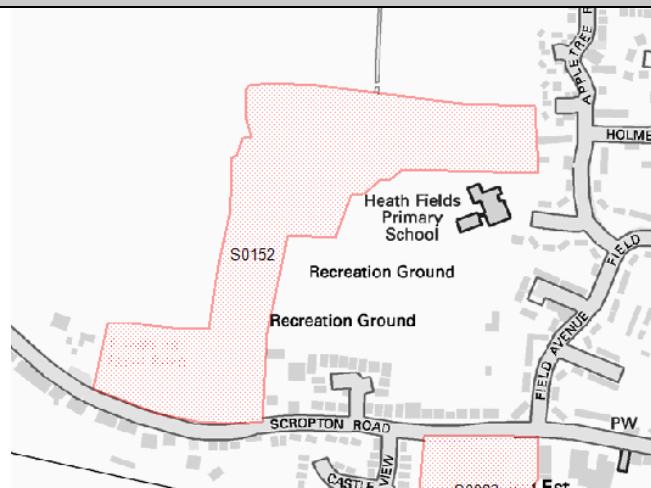
The site is located on the south west of Hatton village, which is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre.

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

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away of SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix of on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 1.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers, although it is understood that on highway parking here significantly reduces the usable carriageway width.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. - Bus stops are located within 800m on Station Road. The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 800m of the village Centre. Although there is no footpath immediately adjacent to the site. The closest footpath is on the opposite side of Scropton Road, although it is narrow.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Hatton and Burton and Derby within 800m of the site. - There is no footpath immediately adjacent to the site. The closest footpath is on the opposite side of Scropton Road. - There is an existing PROW along part of the eastern boundary of the site There is no existing or proposed greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by Severn Trent Water. - It is understood that sewerage in this area is prone to blockages due to the shallow fall but no identified constraints in respect of Waste Water Treatment capacity. - Super Fast broadband is available.	

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



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 3a and 2</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding</li> <li>- Development could contribute towards maintaining flood defences around the village and could help reduce flood risk locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of an hourly bus service, and within 800m of the village centre and large scale employment provision is located within the village.</li> <li>- Secondary School provision is 7.2km away and the nearest supermarket is located within Hatton</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- However HERS20112 Cropmark Complex is located within the site.</li> <li>- Impacts could be dependent on the detailed design and layout if the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Scropton Road to the south, trees and hedgerows to the north and west and part of the eastern boundary of the site is contained by existing development and hedgerows.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

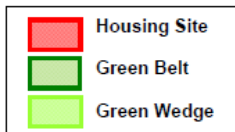
## Site: S0171. Land at Breach Lane- Malthouse Lane, Hatton

### Description:

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

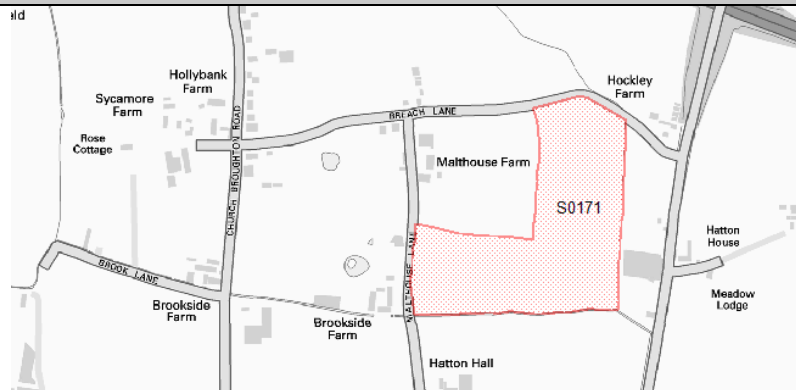
The site comprises of agricultural land. It extends some 7.14ha and is currently is single ownership. There is low developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away of SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix of on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a contribution to on-site open space and leisure provision, but no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 2.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within excess of 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m. The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is in excess of 1200m of the village Centre. - There are no footpaths adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Hatton and Burton and Derby - There is no footpath adjacent to the site, which could connect the site to the village. - There are PROW through the site from west to east - There are no greenways adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Part of the site lies within Flood Zone 2.</li> <li>- Within the majority of the site there is no indication of surface water flooding. However the site does contain areas less susceptible to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms, home sin villages could perform less well in respect of this objective due to increased reliance on private transport to access local services and facilities.</li> <li>- The site is within 400m of an hourly bus service; however is in excess of 1200m of the village centre and primary school. The site is within 2km of a major employment area (greater than 10ha) (located within Hatton)</li> <li>- Secondary School provision is 6.1km away and the nearest supermarket is located within Hatton.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- No HERS sites are located within the site.</li> <li>- Impacts could be dependent on the detailed design and layout if the scheme in particular buildings to malt house lane</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is by existing landscape features such as roads and trees and hedgerows.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1da



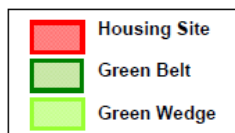
## Site 32: S0203. Land west of Station Road, Hatton

### Description:

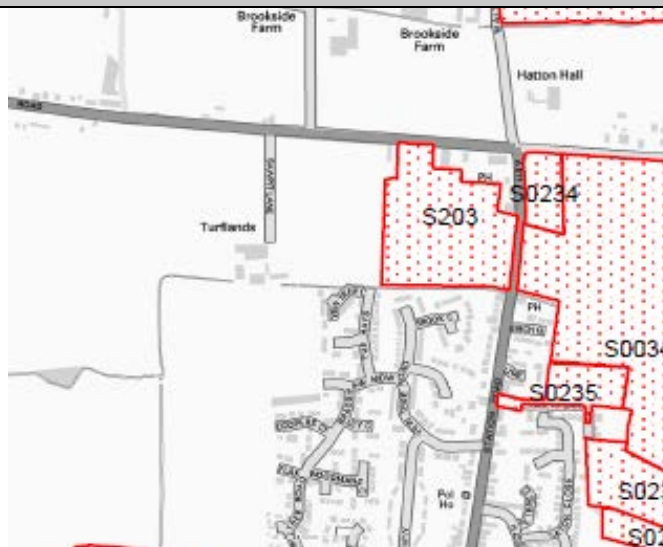
The site is located on the north west of Hatton village, which is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre. The A511 runs along the northern boundary of the site, which accesses the A50 to the west.

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

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away of SD203 Pennywaste Wood. - Potential Wildlife Site R6237 Yew Tree Farm Brook is located along the southern boundary and partly within the south boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix of on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 1.9km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton and has 237 pupils attending the school with a capacity of 280.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located away from the existing village. - Bus stops are located close to the site on Station Road (within 400m). The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 1200m of the village Centre, although there are a number of shops/facilities located within 800m of the site. - There is a footpath adjacent to the site on Station Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion, although the delivery of a new road to service Hatton as part of the Local Plan Part 1 Should help improve congestion locally.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Hatton and Burton and Derby - There is a footpath adjacent to the site on Station Road, which would connect the site to the village. - There are PROW through the site. - There is a greenway within 800m of the site	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have asignificant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is mainly in Flood Zone 3a for the River Dove</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding</li> <li>- Site could generate additional contributions towards flood defences around the village, however recent modelling work on the Salt Brook indicates that a number of culverts under Station Road, could if blocked lead to significant flooding within the site with water depths in this area ranging from approximately 10-20cm on average, reaching up to approximately 40cm immediately upstream of the Station Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service, and within 1200m of the village centre and primary school. The site is within 2km of a major employment area (greater than 10ha) (located within Hatton)</li> <li>- Secondary School provision is 5.8km away and the nearest supermarket is located within Hatton.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- No HERS sites are located within the site. However HERS20309 is locates adjacent to the site, however separated by Station Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Station Road to the east and Uttoxeter Road to the north, with existing landscape elements such as hedgerows and field trees to the west and east and existing development to the south of the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



## Site: S0014 Land South of the Mease Hilton.

### Description:

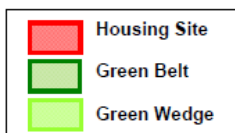
Potential Strategic sites are located on the outskirts of Hilton to the north, east and south.

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

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

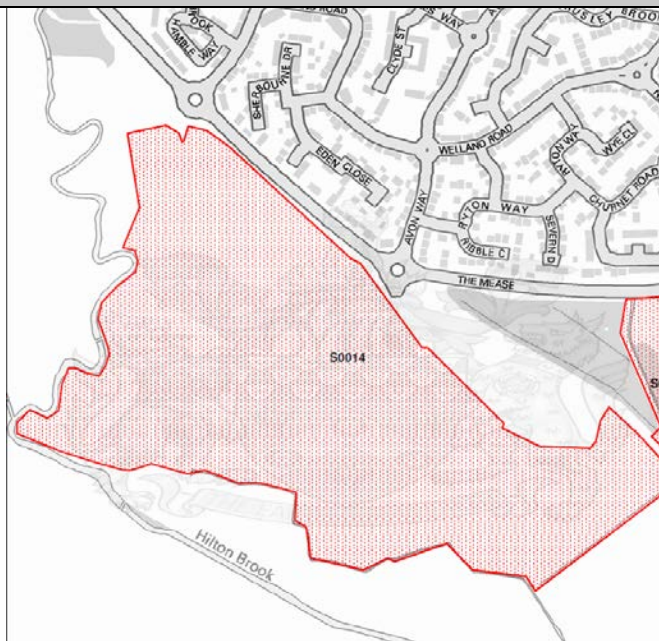
The sites is within single ownership and there is limited developer interest in the site.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible is in accordance with BNE3,
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to include provision for travelling communities	



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Site would be likely to deliver open space on site and potentially improvements within 1200m	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan,
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities are located In Hilton (Welland Road) (1200m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		- The nearest bus stop is located less than 400m away from the site on Avon Way. - Local facilities include; shops, primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - The junction of the A5132 and The Mease would be unlikely to have sufficient capacity to accommodate all proposed development to the south of the village.	- Requirements for Green Travel Plans, or other measures to secure non car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is well related to local bus service provision.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> <li>- Agricultural land classification maps indicate this is lower quality agricultural land and is grade 4 across the whole site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within 3a and 2</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs; supermarket, health centre and employment (within 1200m) and is located within 400m of an hourly, or better bus service.</li> <li>- There is a strategic employment site within 2km of this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- No HERS on site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield and will not reduce the amount of derelict or degraded land within the district.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities).</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development, hedgerows and field trees close to the village edge.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effects identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

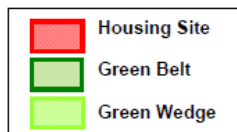
## Site: S0023. Land at Derby Road, Hilton

### Description:

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

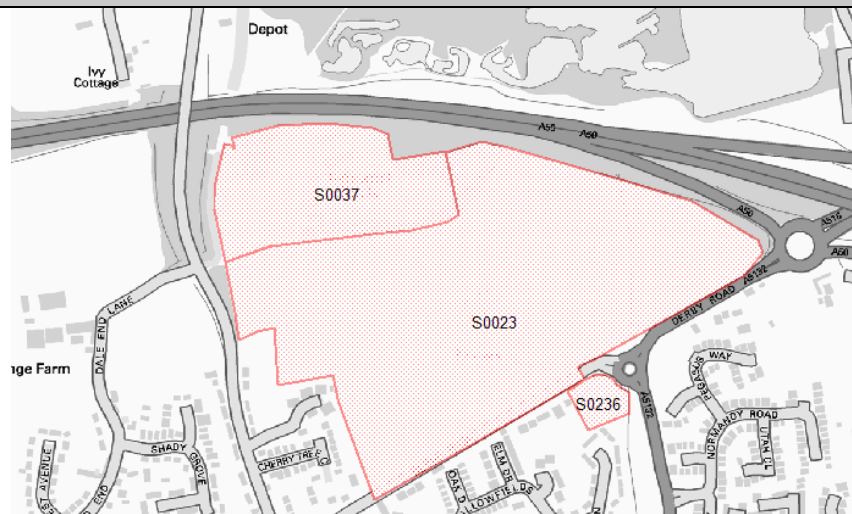
The site comprises agricultural lane, open space, nursery and dwellings. The site extends 18.64ha and is predominantly greenfield. The site is in single ownership and there is high developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- The site is within 1km of Hilton Gravel Pits Site of Special Scientific Interests (SSSI), although this is located to the north of the A50.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Hilton, 760m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the existing village. The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is adjacent to the existing village. The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the surrounding area. - There's an existing PROW within the site within the site to the east. - The site lies adjacent to an off-highway cycle route.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not predominantly greenfield and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield. There may be potential for very limited reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- The site is predominantly greenfield, there may be very limited potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not clear whether the development would deliver water quality benefits.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- The proximity of the site to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield</li> <li>- Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1</li> <li>- Within the majority of the site there is no indication of surface water flooding. However the site contains small areas of less and intermediate susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- The previously undeveloped part of the site will be expected to emulate greenfield runoff rates. Previously developed areas are normally expected to result in a reduction in run-off rates</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly bus service; however is within 800m of a village centre. The site is within 2km of an employment area greater than 10ha, at Hilton Depot.</li> <li>- The site is 0.7km from a supermarket within Hilton and John Port Secondary School is 2.4 from the site</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of nay listed building</li> <li>- No HERS sites are located within the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> <li>- Potential impact on heritage assets on Derby road could be mitigated through design and layout,</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. 18ha of the site is greenfield and 0.64ha of the site is brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development and the A50.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1b



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Hilton, 1400m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school and village centre; 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?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However potential contamination from the existing use would need further investigation to understand the impact on viability. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is no cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is brownfield and will generate the site. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- The site is brownfield and there is potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not clear whether the development would deliver water quality benefits.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- The proximity of the site to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is brownfield</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1</li> <li>- There is no indication of surface water flooding within the majority of the site. However there are small areas of less and intermediate susceptibility to surface water flooding*</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- *Redevelopment of brownfield sites would normally be expected to result in a reduction in run-off rates, although this will be determined by the detailed design of the scheme.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m an hourly bus service and the village centre. The site is within 2km of an employment area greater than 10ha, at Hilton Depot.</li> <li>- The site is 1.2km from a supermarket within Hilton and John Port Secondary School is 3.2 from the site</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation,</li> </ul>	
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"> <li>- No listed buildings or other heritage assets are likely to be affected by the development of this site.</li> <li>- No HERS sites are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development and the A50.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

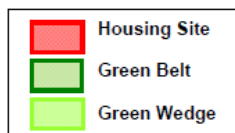
## Site 36: S0039. Land adjacent to the Mandarin, Egginton Road, Hilton

### Description:

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

The site is a predominantly greenfield site, which contains a restaurant. It extends come 1.44ha, however the site area that is developable is 1.22ha (the restaurant would be retained). The site is currently in multiple ownership, but the owners are willing to develop the site for residential use and there is a high level of developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD335 Egginton Junction Gravel Pit. - Potential Wildlife Site SD383 Don Amotts site is within 250m of the site.	
	Could development affect protected species or BAP priority species?	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. However the closeted regionally important geological site is just over 1km away.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- 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 would make a limited contribution towards improving open space and leisure on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of the village centre, however is in excess of 1200m of a sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the physical constraints on viability would need further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Hilton. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is over 1200m away, which provides an evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house, although most lie further than 1000m from the site. - It is possible to reach the shops at the village centre using the adjacent greenway and metalled footpath.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Burton and Derby within 400m of the site, which does not provide an evening and weekend service. Bus Stop for V1 is over 1km away, which provides an evening and weekend service. - It is possible to reach the village centre and other facilities via the greenway and metalled footways. - There is an established greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The developable area of the site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality, and Grade 4 poor quality, agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- The site contains a small area of less and intermediate susceptibility to surface water flooding (within the north of the site. However there is no indication of surface water flooding within the majority of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly bus service; however is in excess of 1200m to the village centre. The site is within 2km of an employment area greater than 10ha, at Hilton Depot.</li> <li>- The site is 1km from a supermarket within Hilton and John Port Secondary School is 2.4 from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The developable area of the site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Egginton Road to the east, an unnamed road to the south and partially contained by hedgerows to the east and west.</li> <li>- The site is contained by existing landscape elements, such as hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



## Site: S0119. Land off Egginton Road, Hilton

### Description:

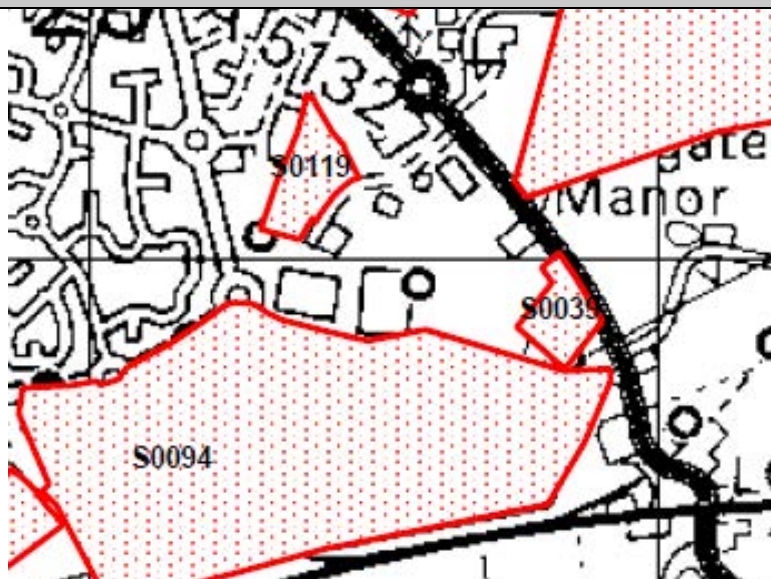
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

The site is currently vacant land, however forms part of the former MOD depot. The site is brownfield and extends up to 2.3ha, however it has been suggested that 2ha is developable. The site is in single ownership and there is high developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- 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. The site however is located within 1100m of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m away at SD335, Egginton Junction Gravel Pit.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site.	- Ensure new development conforms with the policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Hilton 620m from the site. (This distance is however subject to a footpath from the site to Foss Road, the distances to the key services would increase).	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, and 1200m of a primary school and village centre. However if there is no footpath from the site to Foss Road, the distances to the key services would increase.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus stop for V1 is within 1200m of the site, which provides and evening and weekend service. (These distances are however subject to a footpath from the site to Foss Road, the distances to the key services would increase) - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metaled footpath on Foss Road which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what affect development will have on highway congestion.	
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 increase the proportion of journeys using modes other than cars?		- The site is adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus stop for V1 is within 1200m of the site and provides and evening and weekend service. (These distances are however subject to a footpath from the site to Foss Road, the distances to the key services would increase). - There is a metaled footpath on Foss Road which could connect the site to the village. - Site lies adjacent to an established greenway and this can be used, together with connecting metaled paths, to access most village services	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband is available within this area.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Whilst the site is brownfield, there appear are no existing buildings contained within the site. Therefore, the proposed 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?		- Despite the site being brownfield, 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 Part1 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- The site contains small area of less susceptibility to surface water flooding. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service; however is within 1200m to the village centre. Site lies adjacent to a major employment site. The site is 0.5km from a supermarket within Hilton and John Port Secondary School is 3.2km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development is unlikely to affect the setting of any listed building.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is brownfield and is currently vacant.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- TPO 253 is to the west of the site boundary and within the northern and western boundary of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by substantial trees to the north of the site and hedgerows, field trees and existing development to the east and west. It is necessary for the designation of Tree Preservation Orders (TPO's) to be assessed on site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



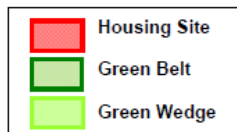
## Site: S0201.Land off Lucas Lane, Hilton

### Description:

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

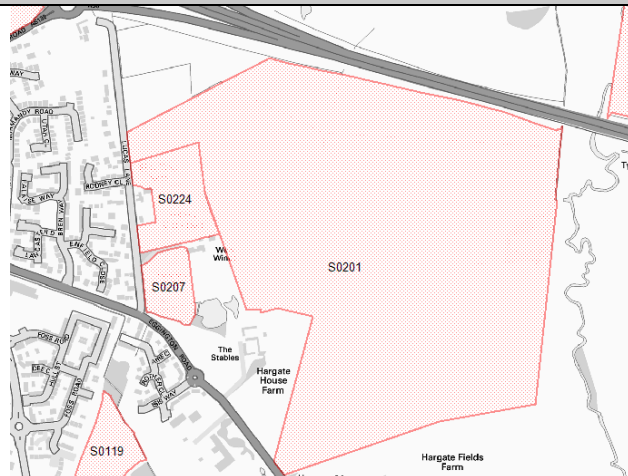
The site comprises agricultural land. It comprises 50.4ha and is currently in single ownership. There is medium developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 1km of a Site of Special Scientific Interest, although the site is located to the north of the A50 and A516 interchanges.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- County Wildlife Site SD067 Etwell Railway Pond is located within the eastern side of the site. - Potential Wildlife Site SD R260 Elm Tree Farm Meadow is located within the north west of the site and Potential Wildlife Site SD040 Etwell Sewage Works is located within 50m of the eastern boundary of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- The site is located more than 600m from the nearest Regionally Important Geological Site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a significant contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 110m of the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of the village centre however is in excess of 1200m of a primary school and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure Development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away, which provides an evening and weekend bus service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house, although most of these are more than 1200m away by road or on foot. Additional facilities including a leisure centre and library, exist in Etwall, although these too are more than 1200m from the centre of the site. - There is a footpath adjacent to the site on Egginton Road which would connect the site to the existing village. An established greenway forms the eastern boundary of the site, connecting to the centre of Hilton and to Etwall and Derby.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	

To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service to Burton and Derby within 400m of the site, which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m of the site and provides an evening and weekend bus service.</li> <li>- There is a footpath adjacent to the site on Egginton Road which would connect the site to the existing village.</li> <li>- An established greenway forms the eastern boundary of the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.</li> </ul>	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> <li>- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general rural diversification policy in the Part 2 Local Plan.</li> </ul>
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> <li>- Development would support the creation of construction based jobs on a temporary basis.</li> </ul>	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect and would be dependent upon the type of housing delivered.</li> </ul>	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		<ul style="list-style-type: none"> <li>- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.</li> </ul>	<ul style="list-style-type: none"> <li>- 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.</li> </ul>
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> <li>- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).</li> </ul>	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> <li>- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and nearby villages.</li> </ul>	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> <li>- Site is likely to be too small to deliver additional shops or services within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure good connectivity to the village centre.</li> </ul>
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		<ul style="list-style-type: none"> <li>- The site is not previously developed and will not regenerate existing built up areas.</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.</li> </ul>
	Will it provide potential to use locally available natural resources and materials?		<ul style="list-style-type: none"> <li>- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.</li> </ul>	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		<ul style="list-style-type: none"> <li>- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase.</li> <li>- New development would lead to a general increase in waste generation during construction and operation phases of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan. 239</li> </ul>
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> <li>- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).</li> </ul>	

	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> <li>- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.</li> </ul>	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> <li>- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.</li> </ul>	<ul style="list-style-type: none"> <li>- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan</li> </ul>
	Will it help reduce the need for land won primary minerals, including sand and gravel?		<ul style="list-style-type: none"> <li>- There is 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.</li> </ul>	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> <li>- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations.</li> <li>- Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.</li> </ul>	
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses. However proximity to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site is located within flood zone 1, however a small amount of the eastern boundary of the site is located within flood zone 2 and 3a.</li> <li>- There is no indication of surface water flooding within the majority of the site. However the site does contain areas of less, intermediate and more susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly bus service; however is in within 1200m to the village centre. The site is within 2km of an employment area greater than 10ha, at Hilton Business Park. The nearest supermarket, At Hilton, is some 1.6km from the centre of the site. John Port Secondary School is some 1.9km from the centre of the site by greenway.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development could affect the setting of Hargate farmhouse a listed building.</li> <li>- Hargate Lodge appears on 1<sup>st</sup> edition OS and may be a heritage asset</li> <li>- HERS19804 Etwall Ridge and Furrow is located within the north east of the site.</li> <li>- Development will have unknown effects</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>

To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development and hedgerows and field trees. And the A50 to the North, existing development and Lucas Lane to the east.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

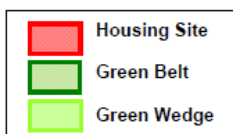
# **Site: S0207. Site at Hargate Lodge, Lucas Lane, Hilton**

## **Description:**

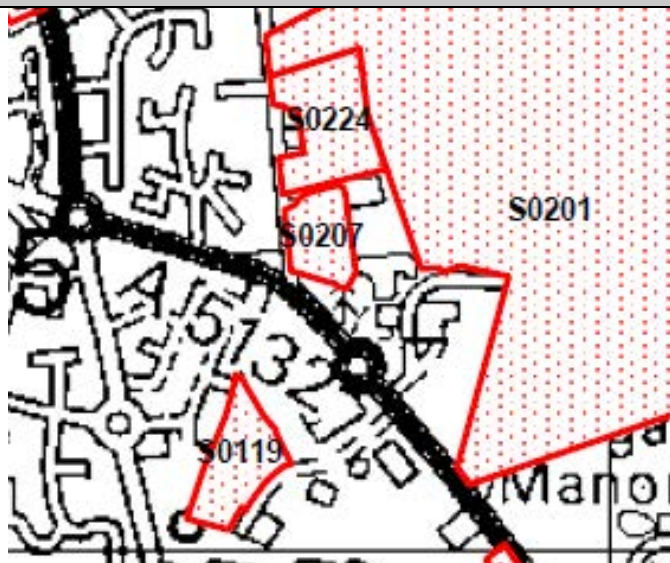
Hilton lies to the north west of the District. The village is 14km to Derby and 16km to Swadlincote.

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

## **Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD067 Etwall Railway Road. - Potential Wildlife Site SD903 Lucas Lane Pond, is located within the southern edge of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Hilton within 800m of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services, including primary school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure Development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away and provides evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house within 1200m of the site. - There is a metalled footpath adjacent to the site on Lucas Lane and Egginton Road, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have any significant impact on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away which provides evening and weekend service. - There is a metalled footpath adjacent to the site on Lucas Lane and Egginton Road, which could connect the site to the village - There is no greenway adjacent to the site, although one lies within 500m, to the south..	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- The site contains a small area of less and intermediate susceptibility to surface water flooding. However there is no indication of surface water flooding on the majority of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Development of the greenfield part of the site would be expected to mimic greenfield runoff rates. Redevelopment of the brownfield part of the site would normally be expected to result in a reduction in runoff rates, although this will be dependent upon detailed design.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly bus service and is within 1200m of most village services and facilities. The site is within 2km of an employment area greater than 10ha, at Hilton Business Park.</li> <li>- The site is 0.8km from a supermarket within Hilton and John Port Secondary School is 3.2km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development may affect the setting of Hargate farmhouse a listed building.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflect policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. 0.04ha is brownfield and 1.44ha is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- The site contains field trees and a pond.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as hedgerows and field trees and by Egginton Road to the south and Lucas Lane to the west.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

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

## **Description:**


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

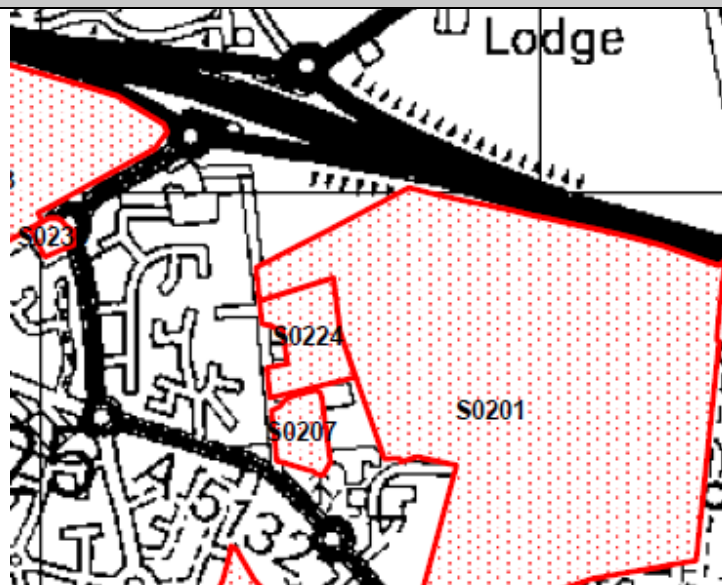
The site comprises pasture lane. It extends some 2.84ha and is currently in single ownership. There is low developer interest.

## **Key**

<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	Housing Site
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	Green Belt
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	Green Wedge

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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?	<span style="background-color:orange;"></span>	- 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?	<span style="background-color:lightgreen;"></span>	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 700m of SD067 Etwall Railway Road. - Potential Wildlife Site SD R260 Elm Tree Farm Meadow is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?	<span style="background-color:lightgreen;"></span>	- 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)?	<span style="background-color:orange;"></span>	- No information held. The developer has not provided the Council with a site a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	<span style="background-color:lightgreen;"></span>	- 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?	<span style="background-color:lightgreen;"></span>	- 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?	<span style="background-color:orange;"></span>	- 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?	<span style="background-color:orange;"></span>	- 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?	<span style="background-color:lightgreen;"></span>	- 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?	<span style="background-color:red;"></span>	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	<span style="background-color:red;"></span>	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make an on-site contribution toward open space or recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 900m of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including village centre and primary school, 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. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising with local Schools and LEA to establish impact. - Ensure Development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the potential contamination would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Hilton. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service). There is no evening and weekend service. Bus Stop for V1 is within 1200m away. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house all within 1200m. - There is a footpath adjacent to the site on Lucas Lane, which would connect the site to the existing village. An established greenway lies within 600m to the south	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education opens pace and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Burton and Derby within 400m of the site, which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m of the site and provides an evening and weekend service. - There is a footpath adjacent to the site on Lucas Lane, which could connect the site to the existing village. - An established greenway lies within 600m to the south	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	



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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Part of the site is located within the Nitrate Vulnerable Zone.</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly bus service; however is in within 1200m to the village centre.</li> <li>- The site is within 2km of an employment area greater than 10ha, at Hilton Depot.</li> <li>- The site is 0.9m from a supermarket within Hilton and John Port Secondary School is 3.4 from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear if there is potential for below surface archaeology on this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- There are trees and hedgerow located within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as hedgerows and field trees. And Lucas Lane to the west.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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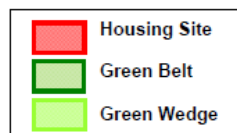
## Site: S0236. Site at Derby Road, Hilton

### Description:

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

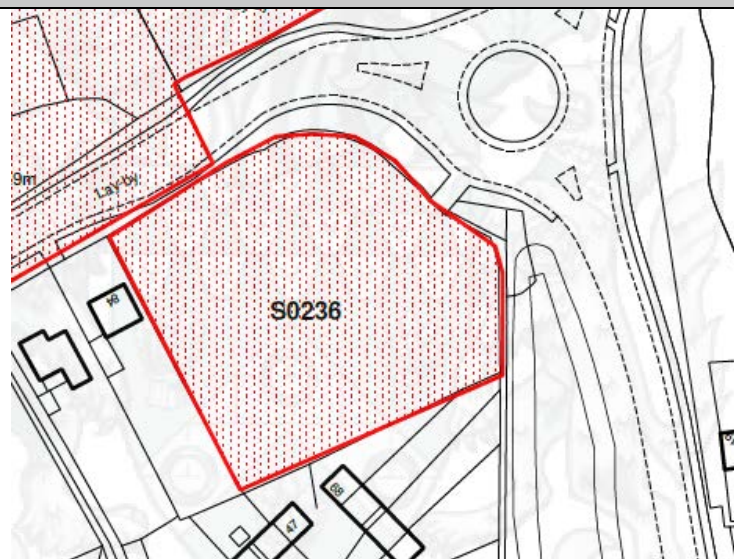
The site comprises a paddock area. It extends some 0.43ha, is currently in single ownership and there is high developer interest.

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 1km of a Site of Special Scientific Interest, although the site is located to the north of the A50 and A516 interchanges.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away at SD067 Etwall Railway Pond.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. This is reinforced by ecological appraisal of the site in support of application 9/2013/0111	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- Supporting evidence submitted with outline planning application 9/2013/0111 states that any additional planting required will be as part of a landscaping scheme submitted at reserved matters.	
	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?		- No affordable housing is proposed with granted outline permission 9/2013/0111.	- 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?		- Outline planning permission proposes only 4 bed dwellings.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton 700m from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including 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?		- 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 will have no impact in respect of road safety according the transport note submitted with the planning application for the scheme.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is nearing capacity with 845 pupils attending the school with a capacity of 856. - A new primary school has been granted planning permission within Hilton.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline permission 9/2013/0111 proposes no affordable housing on the site. Due to the sites size development would not be required to provide affordable housing. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is within 400m of bus stop V1, which provides an hourly service to Burton and Derby and an evening and weekend bus service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a footpath adjacent to the site on Derby Road which would connect the site to the existing village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Developers of outline permission 9/2013/0111 offers contributions for education, health and off site open space provision. - 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?		- The site will have no significant impact on highway congestion due to the minimal scale of the development proposal. This is conformed in transport note supporting planning submission.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop is within 400m of bus stop V1, which provides an hourly service to Burton and Derby and an evening and weekend bus service. - There is a footpath adjacent to the site on Derby Road which would connect the site to the existing village. - There is no greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hilton and surrounding villages.	
To enhance the vitality and viability of existing 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. Outline permission 9/2013/011 does not propose additional shops or services on site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding design of dwelling can construction materials have been suggested by site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse 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 providing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan..</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to represent Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1 and will have no discernible impact on flood risk.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan. In accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 1200m of key services and facilities.</li> <li>- The site is located within 400m an hourly bus service; however is in within 1200m to the village centre.</li> <li>- The site is within 2km of an employment area greater than 10ha, at Hilton Depot.</li> <li>- The site is 0.7km from a supermarket within Hilton and John Port Secondary School is 2.4 from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent valley washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing development including roads and housing development and by hedgerows and trees.</li> <li>- There are hedgerows within the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout. Reserved matters of application 9/2013/0111 would address landscaping of the site.</li> </ul>	

Version 1a

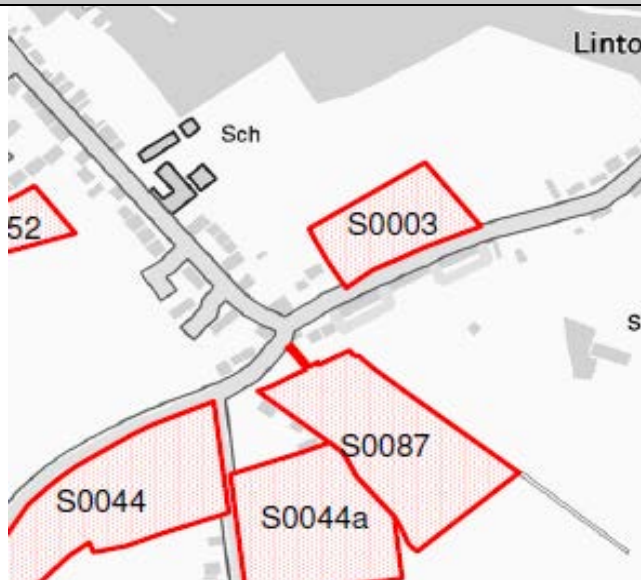
**Site: S0003.** Site at north side of Linton Heath, Swadlincote

**Description:**

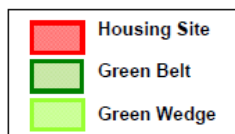
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

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

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



**Key**



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- There are no County Wildlife sites within 500m of the site	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Potential for foraging bats and Mustelids (possibly polecat) on 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 is no regionally important geological site within this area or within 750m of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Given the scale of the site it is likely that it would 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?	Yes	- Development will deliver 3 and four bed homes across a range of tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver limited new open space on site or improve existing facilities located 800m away at Linton Recreation Ground</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km) Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton</li> <li>- Site is located within 800m of the village store/post office, the village school and sports pitch/park. There are established public rights of way nearby, connecting to the wider network..</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development will have uncertain effects in respect of the highways safety within the village</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376.</li> <li>- The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of INF6</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove. There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Half hourly bus service to Swadlincote and Burton within 400m</li> <li>- The site is well related to main facilities in the village which are within 800m.</li> <li>- There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is The Pingle School in Swadlincote some 7 km from the site.</li> <li>- There are employment opportunities at Cadley Hill and Tetron Point, less than 4km from the site.</li> <li>- There is a metalled path from the site to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects INF2</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this scale would be unlikely to have a significant impact on congestion on the local and strategic highway networks.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of a half hourly bus service between Linton and Swadlincote.</li> <li>- The site does not offer opportunities to link in to the cycleway network nor the PROW network.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is available</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes. 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the village could help sustain existing local shops and services.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It 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 BNE 1
	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 BNE 1
	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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with SD1, SD2 and SD3.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield, and is likely to be classified as Grade 3, good to moderate.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Sites are located outside of areas at fluvial flood risk and there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS in accordance with SD2 and SD3.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels, although no detail on the likely mechanism for dealing with surface water flows has been identified.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is an hourly or better bus service to Swadlincote within 400m of the site. The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km away from the nearest large scale employment areas. The nearest supermarket is in Swadlincote, over 4 km away, and the secondary school is Pingle, over 6 km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will not affect the setting of a conservation area nor any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects BNE2, INF6 and INF7</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects BNE2</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- BNE1 will help ensure key landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located within an area of low environmental sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



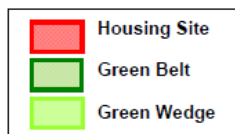
**Site: S0044.** Land adjacent to Colliery Lane, Linton

**Description:**

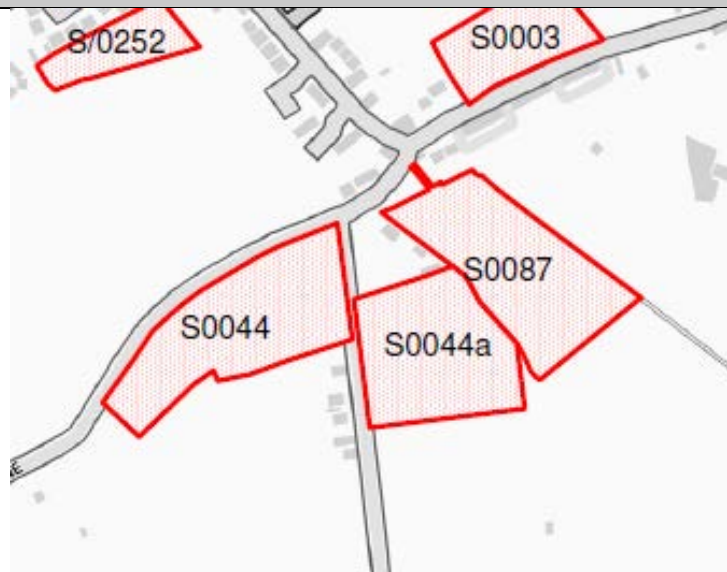
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

This site measures 1.78 ha and is currently in agricultural use and no physical, environmental or access constraints have been identified. It is in single ownership but there is currently no developer interest in the site.

**Key**



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 650m of SD018 Sealwaof Farm Embankments.	
	Could development affect protected species or BAP priority species?		- 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 this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited provision towards improving open space and leisure provision on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest Tree Planting.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF8 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Overseal 2.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton</li> <li>- Site is located within 800m of the village store/post office, the village school and sports pitch/park.</li> <li>- The site lies adjacent to an established public right of way connecting to the wider network.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376.</li> <li>- The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to Rightmove</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Half hourly bus service to Swadlincote and Burton within 400m.</li> <li>- The site is well related to main facilities in the village which are within 800m of the site.</li> <li>- There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is The Pingle School in Swadlincote some 7 km from the site.</li> <li>- There are employment opportunities at Cadley Hill and Tetron Point, some 4km from the site.</li> <li>- There is a metalled path from the site to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The impacts of the development of this site on highway congestion are unknown, although they are unlikely to be significant, given the scale of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of a half hourly bus service between Linton and Swadlincote.</li> <li>- A public right of way passes adjacent to the site, connecting to the wider network.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is limited headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, and is likely to be classified as Grade 3, good to moderate.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding (along the North West boundary). However within the majority of the site there is no indication of surface water flooding.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with 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?		- There is an hourly or better bus service to Swadlincote within 400m. The site is relatively well located in respect of day to day retail needs and primary school provision, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. The nearest supermarket is in Swadlincote, over 4 km away and the secondary school is Pingle, over 6 km away.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of a conservation area or any listed buildings.</li> <li>- HERS 24107 (Overseal Field Boundary) is located within the site</li> </ul>	- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure facility within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is not located in an area of lower sensitivity according to County Council records.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1b

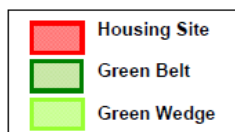
# **Site: S0044a. Land adjacent to Sealwood Lane, Linton**

## **Description:**

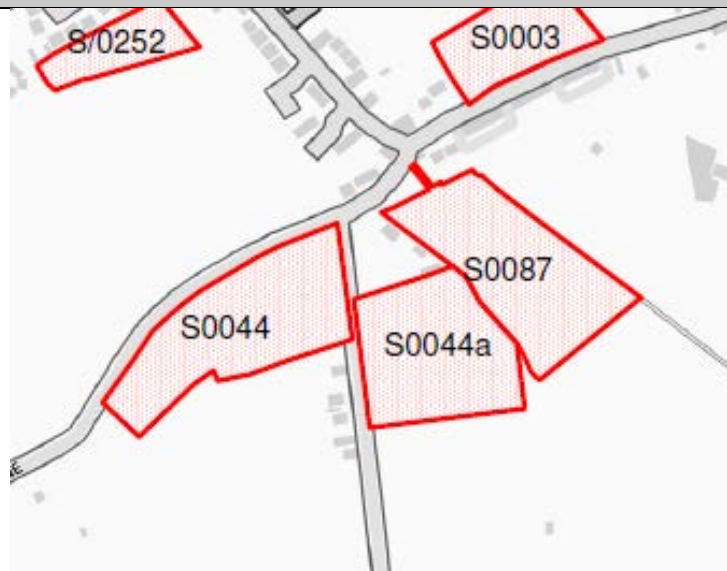
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

This site measures 1.56 ha and is currently in agricultural use and no physical, environmental or access constraints have been identified. It is in single ownership but there is currently no developer interest in the site.

## **Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3..
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is located more than 300m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?		- 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 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?		- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- 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"> <li>- Development has potential to deliver new or improve existing facilities both on site and 700m away at Linton Recreation Ground</li> <li>- Site would deliver informal open space provision through National Forest Tree Planting and on-site open space provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF8 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km)</li> <li>- Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton</li> <li>- Site is located within 800m of the village store/post office, the village school and sports pitch/park.</li> <li>- Established public rights of way lie within a short distance of the site.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376.</li> <li>- The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to Rightmove</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Half hourly bus service to Swadlincote and Burton within 400m.</li> <li>- The site is well related to main facilities in the village which are within 800m of the site.</li> <li>- There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is The Pingle School in Swadlincote some 7 km from the site.</li> <li>- There are employment opportunities at Cadley Hill and Tetron Point, some 4km from the site.</li> <li>- There is a metalled path from the site to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what affect development will have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of a half hourly bus service between Linton and Swadlincote.</li> <li>- Established public rights of way pass close to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is available</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, and is likely to be classified as Grade 3, good to moderate.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains a very small area of less susceptible to surface water flooding within the north east corner of the site.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with 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?		- There is an hourly or better bus service to Swadlincote within 400m. The site is relatively well located in respect of day to day retail needs and primary school provision, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. The nearest supermarket is in Swadlincote, over 4 km away and the secondary school is Pingle, over 6 km away.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of a conservation area but may impact upon setting of Sealwood Cottage a listed building.</li> <li>- No HERS sites are located within the site</li> </ul>	- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure facility within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Site is not located in an area of lower multiple environmental sensitivity according to County Council records.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The is well contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site: S0050. Land off Windsor Road, Linton

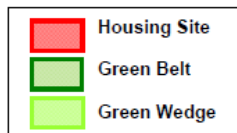
### Description:

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

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

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

### Key



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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 including hedgerows and trees wherever possible in accordance with BNE3..
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 500m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No BAP or protected species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest Location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- 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"> <li>- Development has potential to deliver new on site provision and/or improve existing facilities located at the adjacent Linton Recreation Ground</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF8 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities where these do not have capacity to accommodate growth,</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village store/ post office, school and sports pitch/park.</li> <li>- A public right of way passes through the site, connecting to the wider network</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376.</li> <li>- The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove</li> <li>- There is an identified need for affordable housing in this area toward which a site of this scale could contribute.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Half hourly bus service to Swadlincote and Burton within 400m.</li> <li>- The site is well related to main facilities in the village which are within 800m of the site.</li> <li>- There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is The Pingle School in Swadlincote some 7 km from the site.</li> <li>- There are employment opportunities at Cadley Hill and Tetton Point, less than 4km from the site.</li> <li>- There is a metalled path from the site to the village</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The impacts of the development of this site on highway congestion are unknown</li> </ul>	<ul style="list-style-type: none"> <li>- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of a half hourly bus service between Linton and Swadlincote.</li> <li>- A public right of way passes through the site, connecting to the wider network.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is available.</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- Surface water drains to the River Mease SAC, this integrity of this Sac is affected by poor water quality</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Land likely to be classified as Grade 2 (good) or 3 (good to moderate)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- The is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is an hourly or better bus service to Swadlincote is located within 400m of the site. The site is relatively well located in respect of day to day retail needs and primary school provision, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. The nearest supermarket is in Swadlincote, over 4 km away, and the secondary school is Pingle, over 6 km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will not affect a conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important Cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located within an area of lower multiple environmental sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

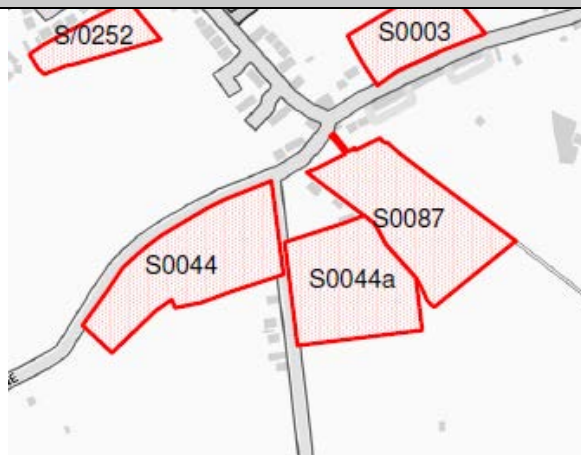
# **Site: S0087. Land adjacent to Heath Close, Colliery Lane, Linton**

## **Description:**

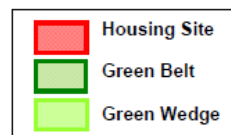
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

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

This site is in agricultural use and currently occupied by a caravan, scaffolding and vacant single storey agricultural buildings. The site area is 1.75ha and no physical or environmental constraints have been identified, however the access to the site is considered to be constrained as the current access would require widening. The site is currently in single ownership and there is high developer interest in the site.



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver new on site provision or improve existing facilities located 700m away at Linton Recreation Ground</li> <li>- Site would deliver informal open space provision through National Forest Tree Planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF8 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km) Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth,</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton</li> <li>- Site is located within 800m of the village store/post office, the village school and sports pitch/park.</li> <li>- The site lies adjacent to an established public right of way connecting to the wider network.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376.</li> <li>- The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove</li> <li>- There is an identified need for affordable housing in this area</li> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHAA prepared by the Authority indicated that the site could be viable for housing development However, further assessment would be required on the viability impact of the access improvements.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Half hourly bus service to Swadlincote and Burton within 400m.</li> <li>- The site is well related to main facilities in the village which are within 800m of the site.</li> <li>- There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is The Pingle School in Swadlincote some 7 km from the site.</li> <li>- There are employment opportunities at Cadley Hill and Tetron Point, some 4km from the site.</li> <li>- There is a metalled path from opposite the site access point to the village High Street.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The impacts of the development of this site on highway congestion are unknown.</li> </ul>	<ul style="list-style-type: none"> <li>- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of a half hourly bus service between Linton and Swadlincote.</li> <li>- A public right of way passes adjacent to the site, connecting to the wider network.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- Surface water drains to the River Mease SAC, the integrity of this Sac is affected by poor water quality</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjacent land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield, and is likely to be classified as Grade 3, good to moderate.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1.</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is an hourly or better bus service to Swadlincote within 400m. The site is relatively well located in respect of day to day retail needs and primary school provision, although it is in excess of 4km from the nearest large scale employment areas at Tetron Point and Cadley Hill. The nearest supermarket is in Swadlincote, over 4 km away and the secondary school is Pingle, over 6 km away.,</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will not affect the setting of a conservation area but may impact upon setting of Sealwood Cottage a listed building.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure facility within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is not located in an area of multiple sensitivity according to County Council records.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as existing development, hedgerows and field trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site: S0107. Land off High Street, Linton

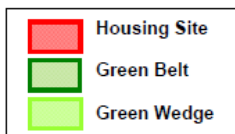
### Description:

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

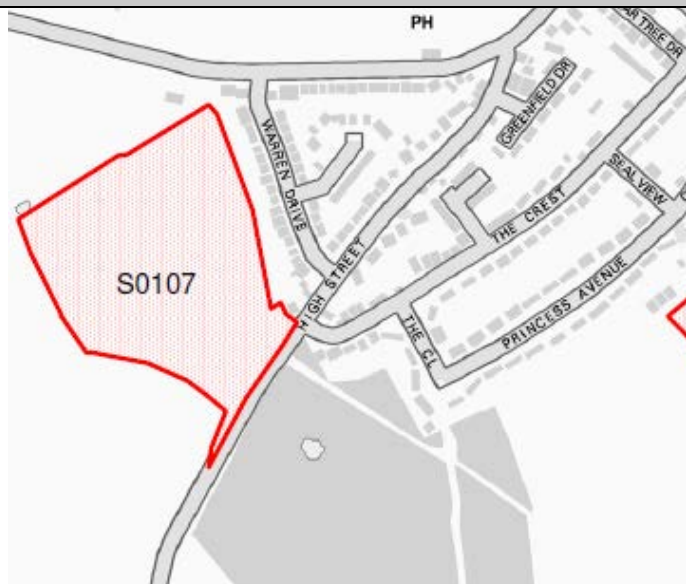
There are three further sites in the village capable of accommodating growth; the first is located on the north side of Linton Heath, the second is off Windsor Road, and the third is land adjacent Heath Close, Colliery Lane.

This site comprises agricultural land and domestic curtilage. There are footpaths that cross the site. The site area is 4.84ha and no physical, environmental or access constraints have been identified. The site is in single ownership and there is a medium level of developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of SD166 (Netherseal Colliery Line)) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	No	- Evidence submitted with planning application 9/2013/0689 indicates that there is a Great Crested Newt breeding pond some 80m from the site. Hedgerows and ditches along the eastern boundary of the site present potential sheltering and foraging habitat. There is also some hibernation habitat along the southern edge of the site. Mitigation proposed to ensure that no protected species will be harmed and compensatory habitat provided to mitigate habitat loss.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2013/0689 indicates that the development will include a diverse range of habitats including additional native trees, grassland and hedgerows.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application 9/2013/0689 indicates that development will provide a mix of housing to meet the needs of the area. Other than extent of affordable housing, overall mix to be determined at the reserved matters planning application stage	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. This will be determined at the reserved matters planning application stage.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	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"> <li>- Planning application 9/2013/0689 indicates that the development will include the provision of an area of public open space measuring approximately 1.20 hectares, which would also include a play area, located towards the middle of the site and a balancing pond at the southern corner.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km).</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton,</li> <li>- Site is located within 800m of the village sports pitch/park and within 1200m of the store/post office, village hall and school</li> <li>- Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- In relation to planning application 9/2013/0689, the Crime Prevention Design Adviser has no issues with the principle of residential development in this area and supports the intended location of the area of public open space and play area as it would integrate better into the development and have better supervision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The Transport Assessment submitted with planning application 9/2013/0689 indicates a very low incidence of road accidents, indicating that the development of the site does not present a material road safety issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376.</li> <li>- The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupils attending the school with a capacity of 260.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of INF6</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing will deliver new affordable housing in this area, for which there is an identified need in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Bus service more frequent than hourly, but the nearest bus stop is within 800m from the site.</li> <li>- There are some local facilities (including convenience store/post office, a primary school, village hall, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is at Pingle in Swadlincote, which has spare capacity.</li> <li>- The nearest major employment sites are at Cadley Hill and Tetton Point, less than 4km away.</li> <li>- There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary.</li> <li>- Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects INF2</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Conditions and obligations associated with planning consent 9/2013/0689 make provision for open space provision. Development will help support the existing store and post office in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The Transport Assessment submitted with planning application 9/2013/0689 indicates that there are no material traffic impacts associated with the residential development of this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a half hourly bus service between Linton and Swadlincote, within 800m of the site.</li> <li>- There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- Planning application 9/2013/0689 indicates that there are no concerns or engineering difficulties anticipated with serving the new development with gas, water, electricity or telecommunication connections.</li> <li>- Super Fast broadband is available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing village store, post office and other services located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2013/0689 does not make provision for the development of shops and services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers to be addressed at the reserve matters planning application stage.	- Ensure development conforms to BNE1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to BNE1
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite,	
	Will it help ensure water resources are used efficiently?		- Planning application 9/2013/0689 indicates that the development will include measures to control water demand and use. - Planning application 9/2013/0689 provides for the inclusion of a SUDS scheme within the development.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with SD1, SD2 and SD3.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with adjoining land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield, Planning application 9/2013/0689 indicates that almost half of the land is of moderate quality in sub-grade 3b. The rest is of best and most versatile quality in grade 2 and sub-grade 3a.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- The site contains a small area less susceptible to surface water flooding. However there is no indication of surface water flooding within the majority of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS in accordance with SD2 and SD3.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels and a SUDS solution is incorporated.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is a half hourly bus service, within 800m of the site. A two hourly service runs within 400m of the site.</li> <li>- The site is within 1200m of the local store/post office and primary school and within 4km of the nearest major employment areas at tetron Point and Cadley Hill. The site is also poorly related in respect of supermarkets and secondary school provision.</li> <li>- There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Planning application 9/2013/0689 makes an uncertain contribution for renewable enegy generation on site. This is likely to be addressed at the reserved matters planning application stage..</li> </ul>	
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"> <li>- Development will not affect the setting of any conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects BNE2, INF6 and INF7</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects BNE2</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- BNE1 will help ensure key landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> <li>- Planning application 9/2013/0689 proposes the retention of existing landscape features such as hedgerows and trees.</li> <li>- Planning application 9/2013/0689 indicates that the development will include a contribution toward National Forest planting</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. New trees and hedgerows will assist in the integration of the development.</li> <li>- Planning application 9/2013/0689 indicates that hedgerows, trees or other landscape elements will contribute towards integrating new development into the landscape.</li> <li>- It indicates that the development will provide a central green corridor.</li> </ul>	



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

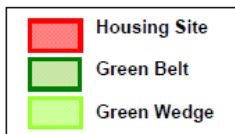
## **Description:**

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

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

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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has limited potential to deliver new or improve existing facilities located within Linton Recreation Ground</li> <li>- Site could deliver informal open space provision through National Forest tree planting.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF8 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities where these do not have capacity to accommodate growth,</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton</li> <li>- Site is located within 800m of the village hall, the village school, the store and post office and sports pitch/park.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development will have uncertain effects in respect of the highways safety within the village, it is unclear whether an adequate visibility splay could be provided onto Main Street</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376.</li> <li>- The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Homes are relatively affordable in this area standing at £147,031 in May 2015 according to rightmove</li> <li>- There is an identified need for affordable housing in this area</li> <li>- The site would not provide affordable housing due to the size of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located in close proximity to main facilities in the village which are within 800m of the site.</li> <li>- There are some local facilities (including and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is at Pingle, Swadlincote</li> <li>- The nearest major employment sites are at Tetron Point and Cadley Hill in Swadlincote, 4km from the site.</li> <li>- There is a twice hourly bus service serving the village which serves Burton and Swadlincote. Evening and bank holiday services are less frequent.</li> <li>- Site is not served by an existing footpath and it is unclear whether a footpath could be delivered on this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- No information provided, but a site of this scale is unlikely to deliver significant new services or facilities on site or support the provision of additional public transport services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The impacts of the development of this site on highway congestion are unknown.</li> </ul>	<ul style="list-style-type: none"> <li>- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is twice hourly bus service between Linton and Burton and Swadlincote within 400m of the site. However, evening services are more limited.</li> <li>- There are nearby public rights of way, although these do not connect directly to the site. There is no footpath along Main Street / Windsor Road and both roads may not be capable of being widened to accommodate increased traffic or pedestrian access.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development, although it is likely that development on this scale could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is partially brownfield and could allow some intensification of use on this part of the site</li> <li>- Greenfield land component of the site is likely to be good quality agricultural land Grade 2 or 3A</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels or a reduction of brownfield rates. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located within 400m of a half hourly bus service.</li> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is 4km from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will not affect the setting of a conservation area or listed buildings.</li> <li>- No HERS sites are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is around one third brownfield and two thirds greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) in the Part 1 Local Plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as existing development, and outgrown hedgerows to the south.</li> <li>- Hedgerows, could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

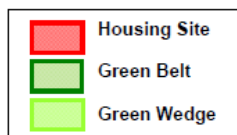
# **Site: S0283 Land south of Caldwell Lane, Linton**

## **Description:**

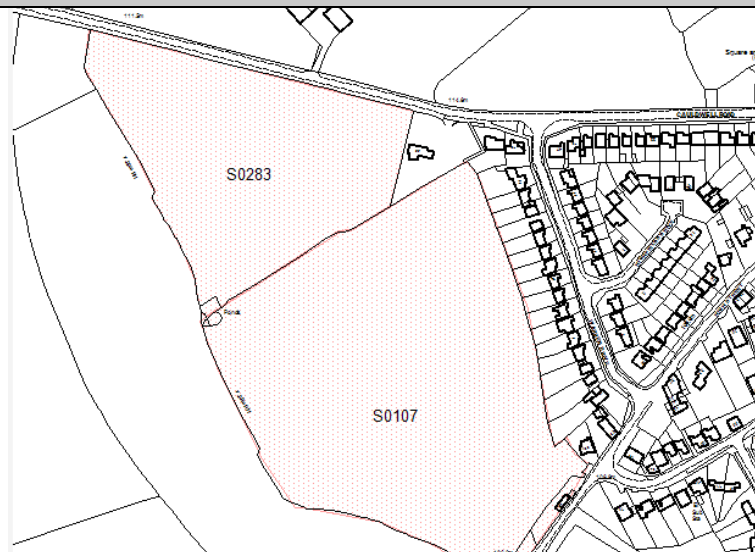
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

The site comprises greenfield land. It extends some 2.56ha. There is high developer interest and the site is within multiple ownership.

### **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 including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site is located within 300m of SD166 Netherseal Colliery Lane	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2015/0757 indicates that the pond in the south west corner of the site is to be retained and the management regime relaxed to provide better quality terrestrial foraging habitat. Sections of hedgerow will be lost along the northern boundary, but compensated for through additional planting along the western boundary. Two trees would be lost on site. There is a proposed off-site contribution to National Forest planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning application 9/2015/0757 indicates that some 30% of all dwellings delivered on the site would be affordable.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type, including affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Planning application 9/2015/0757 indicates that the site could deliver a LEAP and areas of informal open space. Contributions toward off-site National Forest tree planting are also proposed.	- Ensure new development conforms with policy INF8 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- There is no defined village centre in Linton - Site is located within 1200m of the village hall, the store and post office and sports pitch/park, but more than 1200m from the village school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Planning application 9/2015/0757 omitted the inclusion of a footway along Cauldwell Road and this would be unacceptable to the local Highways Authority.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle, Swadlincote, which has capacity, with 1045 pupils attending the school with a capacity of 1376. - The nearest primary school is Linton Primary school, which is nearing capacity with 256 pupil's attending the school with a capacity of 260.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Homes are relatively affordable in this area standing at £147,031 in May 2015 according to rightmove - There is an identified need for affordable housing in this area and the site can deliver new affordable housing units.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 1200m of the village hall, the store and post office and sports pitch/park, but more than 1200m from the village school. There is a mobile library service. - The nearest major employment sites are at Tetron Point and Cadley Hill in Swadlincote, more than 3km from the site. - There is a twice hourly bus service within 800m of the site serving Burton and Swadlincote. Evening and bank holiday services are less frequent. A two hourly service connecting to Swadlincote and Burton operates within 400m of the site. - Site is not served by an existing metalled footpath along Cauldwell Road and it is unclear whether a satisfactory footpath could be delivered.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local facilities and bus services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- There is twice hourly bus service between Linton and Burton and Swadlincote within 800m of the site. And a two hourly service within 400m. Evening services are more limited. - There is no footpath along Caldwell Road. Although planning application 9/2015/0757 proposes a pedestrian connection to the village within the site, the local Highway Authority has indicated dissatisfaction with this potential solution.	
	Will it make the best use of other infrastructure?		- Coton Park WWTWs is operating above capacity although Severn Trent Water has raised no objection to application 9/2015/0757. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the limited creation of construction based jobs on a temporary basis.	
	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 (albeit on a limited and temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing rural shop and other services in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Planning application 9/2015/0757 proposes no additional shops or services within the site. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design is unknown and will be determined by the detailed layout, design and construction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- It is unclear whether development could support the use of locally available materials.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Development has little or no potential to reduce consumption of materials on site during construction.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- This is a greenfield site and will not reduce the need for primary minerals.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Application 9/2015/0757 indicates the inclusion of an attenuation based sustainable urban drainage scheme.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield land and is likely to be good quality agricultural land Grade 2 or 3A</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Local Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. Application 9/2015/0757 indicates the inclusion of an attenuation based sustainable urban drainage scheme..</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located within 800m of a half hourly bus service and within 400m of a two hourly bus service.</li> <li>- Site is located within 1200m of the village hall, the store and post office and sports pitch/park, but more than 1200m from the village school, although it is more than 3km from the nearest large scale employment area. The site is also poorly related in respect of supermarkets and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will not affect the setting of a conservation area or listed buildings.</li> <li>- No HERS sites are located within the site.</li> <li>- The Cultural Heritage Assessment submitted with planning application 9/2015/0757 concludes that there are no recorded heritage assets within the application site. There is some potential for buried archaeological deposits dating to the medieval and post-medieval periods and these would likely relate to agricultural activity. It is anticipated that some further work may be required in relation to the potential for buried archaeological resource because of the moderate potential for medieval or post-medieval remains within the inner study area. This could be addressed through the use of planning conditions.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>

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

Version 1a

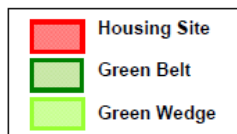
# **Site: S0009. Jawbone Lane, Melbourne**

## **Description:**

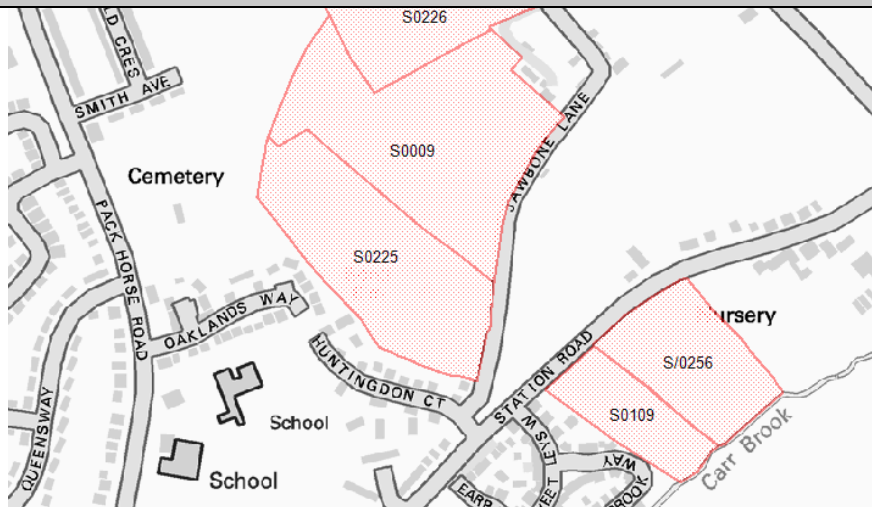
Melbourne lies towards the north east of the District, and is located approximately 13km from Derby City and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west and northwest. To the northeast, a narrow area of countryside to the north beyond which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

The site comprises agricultural land. It extends some 3.18ha and is currently in single ownership. There is high developer interest.

### **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	- County Wildlife Site SD137 Melbourne Railway is within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Potential for bat and breeding birds on site, and appropriate mitigation proposed. Hedgerows (a BAP habitat) is located on site but will be retained through development	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning application 9/2014/1145 proposes tree planting on the site. However the application is outline with all matters reserved.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline application 9/2014/1145 proposes 30% affordable housing on site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline planning application 9/2014/1145 states that the site would deliver a range of dwelling sizes, types and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline permission 9/2014/1145 states that an area of open space will be provided on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3 km from the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of primary school provision (both schools), is within 1.2km of the village centre, and however is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- 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?		- He transport assessment submitted alongside the application indicates that there were two accident on station road. No further accidents are recorded in the vicinity.	
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 deliver affordable housing. Outline application 9/2014/1145 states that 30% affordable housing would be provided on site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not immediately adjacent to the existing village. The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village. - There is no cycle route adjacent of this site although there is an existing greenway within 800m.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1145 states that development could make some contribution towards the provision of education, open space provision (maintenance of the open space provided on site) and healthcare provision. And states that a communicated sum for the provision of additional waste management capacity could be provided. - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1145 indicates that any impacts on the local and strategic highway networks will be negligible.	- 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 between Swadlincote and Derby serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extension local PROW network. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	
	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. - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1145 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?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout with this information provided by site promoters). - Application indicates a contribution towards waste provision could be made	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Outline application 9/2014/1145 states that the proposed development will be designed to achieve compliance with Part L1a of the 2010 Building Regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2014/1145 proposes a SUDS scheme.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, and the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Land is likely to be Best and Most Versatile Agricultural Land (Grade 2)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> <li>- Outline application 9/2014/1145 proposes a SUDS scheme on the site.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of days to day retail needs (within 1.2km), primary school provision and is within 800m of an hourly bus service. The site however is in excess of 4km of the nearest large scale employment area</li> <li>- The site is also poorly related in respect of secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which is located to the north of the site.</li> <li>- 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.</li> <li>- No HERS sites are located within the site</li> <li>- The loss of this area could lead to the narrowing of the gap between Melbourne and Kings Newton.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Assessment.</li> <li>- 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.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Hedgerows, trees or other landscape elements, such as existing development, roads and hedgerows.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Outline planning application 9/2014/1145 proposes planting, open space and a pond on the site and retention of the existing hedge on Jawbone Lane. However uncertain effects are identified due to the landscape component of the site being reserved for a reserved matters application.</li> </ul>	

Version 1a

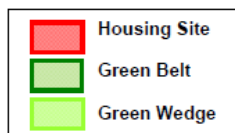
## Site: S0108. Land fronting Blackwell Lane, Melbourne

### Description:

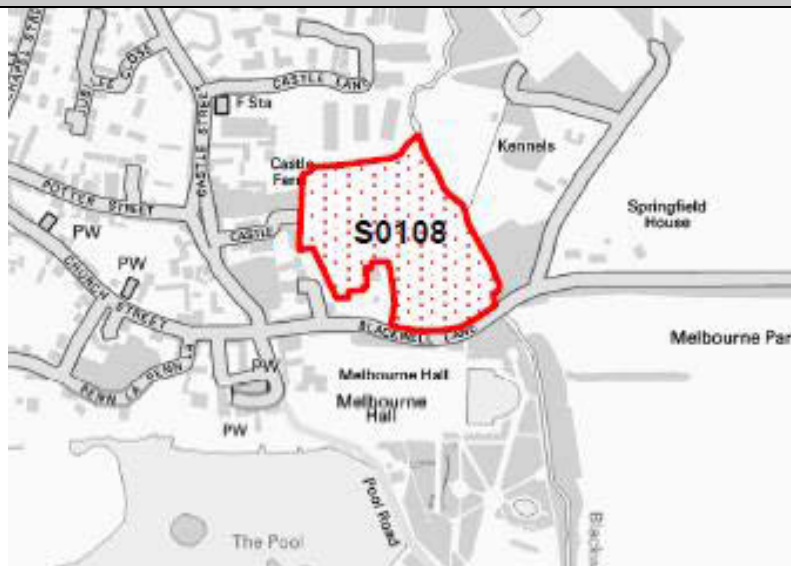
Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north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

The site comprises agricultural land and allotments. It extends some 3.05ha. 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?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 170m of SD229 Melbourne Pool County Wildlife Site	
	Could development affect protected species or BAP priority species?	No	- No historic records held indicating protected or BAP species within 100m of the site. Potential for Reptiles and GCN/reptiles on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Outline application 9/2014/1013 proposes tree planting on site. However the landscaping of the scheme will be dealt with at reserved matters application stage.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs. Outline planning application 9/2014/1013 proposed 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/1013 states that the site could provide a range of house types, sizes and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/1013 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Melbourne 600m from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, within 1200m of the both primary school and recreation ground (however part of this journey will be made by a PROW)	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development – this would be dealt with at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		The Transport Assessment submitted with planning application 9/2014/1013 indicates that development would not exacerbate existing or introduce new road safety problems on adjacent roads.	
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 - Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 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 ne 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 not immediately adjacent to the existing village. The site is within 800m of the village centre. An hourly bus service is provided within 400m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/0145 states that the developer could provide contribution towards the following (the level of contribution would be agreed up between the applicants and the Council), - reaction, health, education, civic amenity, libraries, waste recycling, transport.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1013 indicates that the development will have no detrimental impact on the local highway network.	- 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 between Swadlincote and Derby serving Melbourne. - There is a metalled footpath adjacent to the site which could connect the site to the village. - There are no existing off road cycle routes or greenways 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 capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Detailed design would be submitted at reserved matters stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites. Outline application indication potential developer contributions towards civic amenity and recycling provision.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2014/0287 proposes a SUD scheme on the site.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Land is likely to be very good agricultural land or Grade 2.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Carr Brook runs to the south of the site. And it parts of the site lie within Flood Zones 2 and 3a, However, planning application 9/2014/0287 indicates that residential development would only be within the Flood Zone 1 area. The majority of the site is located within flood zone 1.</li> <li>- There is an area of less and intermediate susceptibility to surface water flooding within the east of the site,</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> <li>- The site proposes a SUDS scheme.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is well related in respect of day to day retail needs (within 800m of the village centre) and primary school provision within 1200m. An hourly bus service is within 400m of the site.</li> <li>- The nearest supermarket is located within Melbourne</li> <li>- The nearest major employment site is at DHL, more than 4km from the site.</li> <li>- The site is poorly related in respect of secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will affect the Melbourne Conservation Area and the listed buildings to the west and south of the site.</li> <li>- Melbourne Hall Historic Garden is located to the south of the site (is separated by a road)</li> <li>- Ancient monument is located immediately to the set of the site.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- TPO95 is located within the southern boundary of the site. And TPO75 is located along the eastern boundary of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape features – existing development and trees and hedgerows to the north and west, trees to the south east and Blackwell Lane to the west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Outline application 9/2014/1145 proposes to retain the existing woodland to the north and east of the site. Full details on the landscaping scheme would be dealt with under reserved matters application.</li> </ul>	

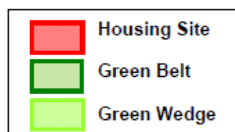
**Site: S0109.** Site at Field No. 294, Station Road, Melbourne

**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.

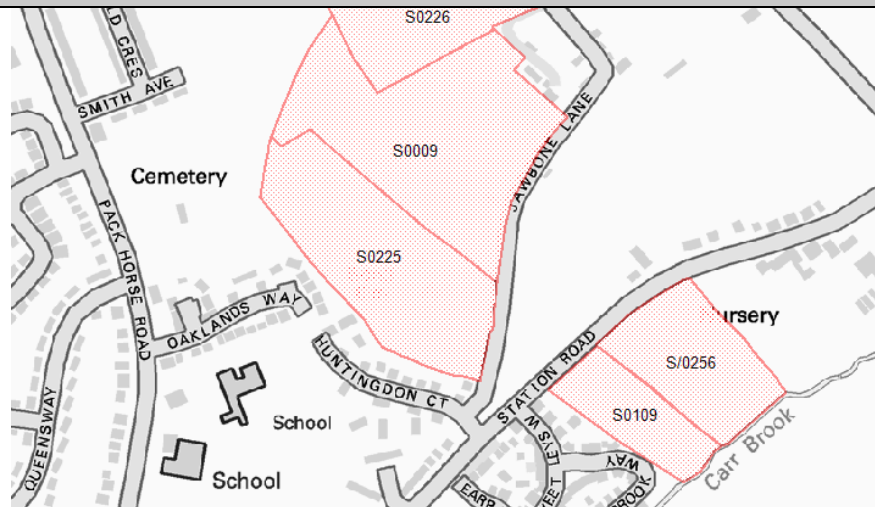
The site is located to the east of Melbourne, the site is greenfield and extends some 0.85ha. The site is currently in single ownership and there is a high level of developer interest in the site.

**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 located within 450m of SD137 Melbourne railway.	
	Could development affect protected species or BAP priority species?	Yes	- No historic records held indicating protected or BAP species within 100m of the site. Potential for breeding birds and reptile on site. Hedgerows a BAP habitat are also present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Outline application 9/2014/0287 states that there is opportunity for additional planting on site. However the details of landscaping will be dealt with at reserved matters stage.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline application 9/2014/0287 proposed 32% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/0287 states that a mix of dwelling types sizes and tenures. Could be provided on the site.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/0287 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Melbourne 1.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and within 1.2km of both the village school and 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?		- The Crime Prevention Officer has no objection to the outline application. - Impacts would be uncertain would be largely determined by detailed design and layout of the development – which could be dealt with at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- There are no significant concerns in respect of impact on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 . - However a new secondary school is proposed within the northern part of South Derbyshire District. - 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?		- Outline application 9/2014/0287 proposes 32% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with Policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is immediately adjacent to the existing village. The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/0287 S/106 agreements states that contributions will be made to build facilities, education, highways open space, waste. - Development will not improve public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would give rise to highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Swadlincote and Derby serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extension local PROW network. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is 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 site built 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and 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. This detailed information will be contained within reserved matters application.	- 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 conforms 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2014/0287 proposes that a SUDS scheme will be developed on the site, however this will be dealt with through reserved matters.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Carr Brook runs along the south-eastern boundary of the site and this part of the site lies within Flood Zones 2 and 3a, although development approved in planning application 9/2014/0287 has been designed to accommodate this without giving rise to an adverse impact on flood risk. The majority of the site lies within flood zone 1.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> <li>- Outline application 9/2014/0287 states that a SUDS scheme will be proposed and submitted through reserved matters and detailed engineering plans will ensure that discharge to the watercourse will not exceed normal greenfield run off rates.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs (within 1.2km of the village centre) and primary school provision (within 800m). The site is within 800m of an hourly bus service. Melbourne contains a supermarket. However the site is poorly related to secondary school provision.</li> <li>- The nearest major employment site is more than 4km away at DHL</li> <li>- There is an established greenway within 800m of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BJNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is within the Melbourne Parklands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape features – Station Road and hedgerows to the north, trees to the west and south and hedgerows to the east.</li> <li>- Outline application 9/2014/0287 proposes the provision of additional perimeter planting and the retention of existing hedgerows. However landscaping will be dealt with at reserved matters stage.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

## Site: S0176 Derby Road, Melbourne

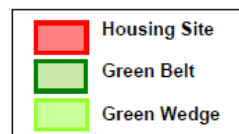
### Description:

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

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

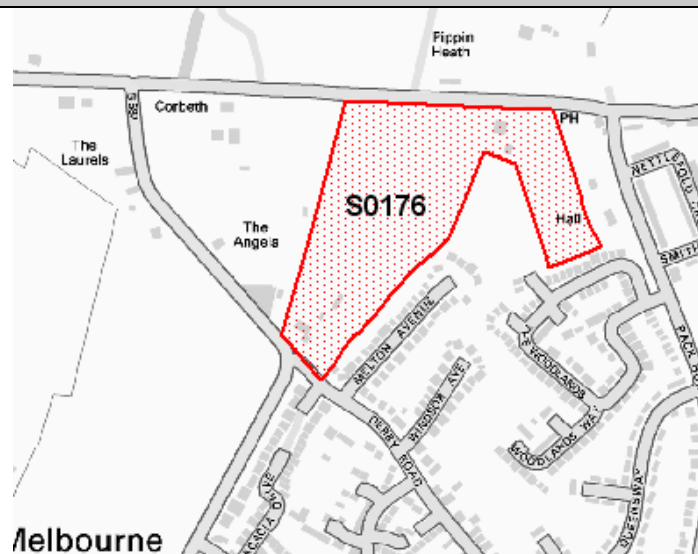
Part of the site has planning permission for 66 dwellings (9/2014/0417).

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no statutory wildlife sites within 300m of this site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. One BAP habitat (hedgerow) is present on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The Design and Access Statement for development on part of the site (9/2014/0417) states that 20% planting could be provided on the site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of additional housing to meet local needs. Outline permission for part of the site (9/2014/0417) proposed 30% affordable housing on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline permission for part of the site (9/2014/0417) makes provision for affordable housing a range of house types and 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.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Open space is provided within application 9/2014/0417</li> <li>- Site would be within 1200m of existing recreation site in Melbourne (Cockshut Lane)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development could make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.25km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of local recreation provision, village centre and within 800m of local primary village schools (although these are unlikely to be able to accommodate strategic levels of growth).</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> <li>- Would be largely determined by design and layout of any site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Seven accidents recorded in the vicinity of the site in the 5 years to 2014. Most of these were at the junction of Kings Newton Lane / Derby Road junction. These have been identified as being due to driver error.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650</li> <li>- However a new secondary school is proposed within the northern part of South Derbyshire District.</li> <li>- Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235.</li> <li>- Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would 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 for housing development. Permission 9/2014/0417 allocates 30% affordable housing on the site.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village and will be located within 800m of the village centre. Bus stops are located close to the site (within 400m) on Packhorse Lane/Main Street.</li> <li>- There are some local facilities, including: shops, infant and junior school, community centre, post office, convenience shop, outdoor sports provision and a library.</li> <li>- Secondary school provision is within in Derby City, although Chellaston School cannot accommodate further growth.</li> <li>- There are employment opportunities in Derby City around Raynesway, and in Castle Donington.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Melbourne has good access to the A514.</li> <li>- A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service between Swadlincote and Derby, serving Melbourne with bus stops within 400m.</li> <li>- The provision of additional pedestrian/cycle links could improve the already extensive local PROW network, around the northern edge of Melbourne and Kings Newton.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works.</li> <li>- Severn Trent have indicated that some local capacity improvements may be required to the sewerage network to accommodate growth.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- The area is part of a commercial roll out of fibre broadband.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne, Kings Newton 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 connectivity to Melbourne village centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution that this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. There is no information in regards to this, in respect of part of the site. - The part of the site with permission score 14.5 good against the Building For Life Assessment.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 containing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space that is beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure that the use is below what is required by part G of the building regulations. - SUDS drainage system has been designed for part of the site with planning permission.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = Yes (in total catchment for GPZ).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Based on agricultural land classification maps held by the Authority, the site is likely to be Best and Most Versatile Agricultural land (Grade 2).</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located outside of areas at fluvial flood risk and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Site development is unlikely to have any discernible impact in respect of this objective.</li> <li>- Sequential test passed.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs (800m) and primary school provision (800m) and Bus services (400m) , although the site is in excess of 4km of the nearest large scale employment areas, the site is also poorly related in respect of secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of Melbourne Conservation Area, but could affect the setting of Kings Newton Conservation Area</li> <li>- Development of the whole site could potentially lead to the coalescence of Melbourne and Kings Newton</li> <li>- the site has relatively low potential to contain remains of the medieval period and later.</li> <li>- Has uncertain potential for in ground archaeology from earlier periods.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The site lies immediately adjacent to the National Forest and could improve access to this cultural resource</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is almost entirely greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- However, impacts would be significant due to the loss of the 'gap' between Melbourne and Kings Newton, which would occur. This would affect the visual separation of both communities and careful site design would be necessary to mitigate the effects of further development in this location.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development, roads and hedgerows.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision locally.</li> <li>- Uncertain effect identified due to the lack of information held regarding the whole site.</li> </ul>	

Version 1a



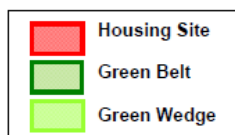
# **Site: S0225. Bond Elm, Jawbone Lane, Melbourne**

## **Description:**

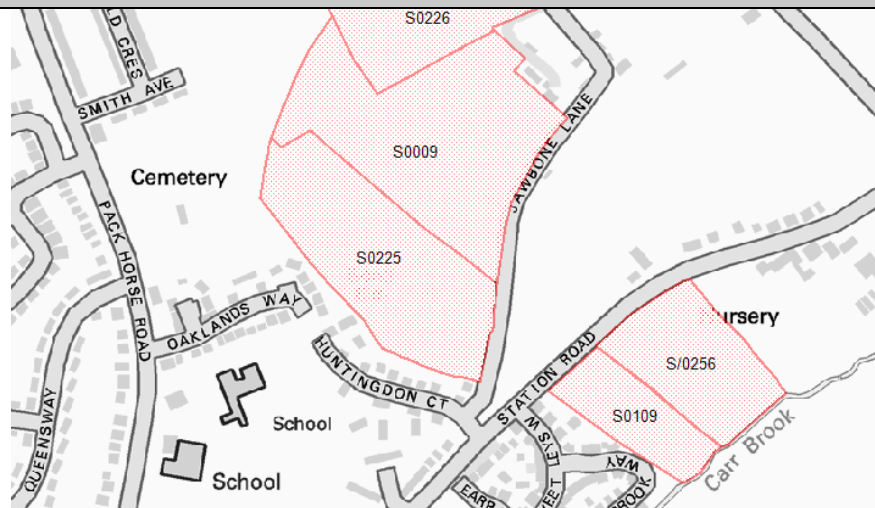
Melbourne lies towards the north east of the District, and is located approximately 13km from Derby City and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west and northwest. To the northeast, a narrow area of countryside to the north beyond which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

The site is greenfield. It extends some 2.49ha and is currently in single ownership. There is high developer interest.

## **Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- 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 450m of SD137 Melbourne Railway.	
	Could development affect protected species or BAP priority species?	Yes	- Phase 1 Ecological Assessment proposes that hedgerows should be retained within any development as these may provide foraging grounds for bats. Vegetation clearance should take place outside the bird breeding season to minimise impacts on protected species.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline application 9/2014/1141 proposes tree planting on the site. However all matters are reserved except access.	
	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 accommodate towards the delivery of affordable housing to meet local needs. Outline application 9/2014/1141 proposes up to 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/1141 proposes a mix of housing types, sizes and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/1141 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and primary schools. 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 – 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?		- The Transport Statement submitted with planning application 9/2014/1141 indicates that overall there will be no adverse impact on highway safety, although the Council has not yet formally taken a view on this.	
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?		- Outline application 9/2014/1141 proposes up to 30% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is immediately adjacent to the existing village. The site is within 800m of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1141 states that development of the site could make contribution's towards, education, healthcare, outdoor sports provision - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2014/1141 indicates that overall impacts on the highway network will be negligible, although works will be required to widen Jawbone Lane to the south of the proposed access. However, the Council has not yet formally taken a view on these matters.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Swadlincote and Derby serving Melbourne within 800m of the site. - There is no off road cycle route adjacent to the site, but one exists within 800m - There is an existing PROW to the north and west of the site. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth, but planned works accommodate this. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and 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 predominantly greenfield, however the existing development on the site is not run down, and therefore development of the site will not regenerate the existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers – this would be dealt with at reserved matters stage (outline application is for all matters reserved except access)	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, there is a limited potential to reuse waste materials on site during the construction phase – from the existing dwelling and buildings on site. - 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?		- 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 showing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is very limited potential to reuse demolition waste on site (from the existing development on site), although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2014/1141 states that the SFRA general geology of the area suggests that the infiltration SUDS techniques will not be viable and recommends the use of attenuation systems, however the Council has not yet formally taken a view on these matters.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport and the Donington Park Race Circuit, but acoustic glazing is proposed to mitigate this potential impact..</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield</li> <li>- Majority of the site is Site is the garden of an existing dwelling. Remainder likely to be Grade 2 Very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Outline application 9/2014/1141 states that the general geology of the area suggests that infiltration SUDS techniques will not be viable and recommends the use of attenuation based surface water strategy, with a restricted average Greenfield equivalent discharge to the drainage ditch that runs along the eastern boundary of the site. However, the Council has not yet formally taken a view on these matters.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs (within 800m of village centre), primary school provision (within 800m) and 800m of an hourly bus service. The nearest supermarket is located within Melbourne.</li> <li>- The nearest major employment site is DHL, more than 4km away.</li> <li>- The site is also poorly related in respect of secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development may potentially adversely affect the setting of Kings Newton Conservation Area.</li> <li>- Could potentially affect the setting of listed buildings..</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield with 2.4ha of the site being greenfield and 0.04ha of the site being brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- Could affect the setting of market gardening landscape between Melbourne and Kings Newton.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscaping elements – Jawbone Lane and hedgerows to the south, trees to the east and north and existing development, trees and hedgerows to the west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Outline application 9/2014/1141 states that existing vegetation will be retained and enhanced wherever possible. However, the Council has not yet formally taken a view on these matters.</li> </ul>	



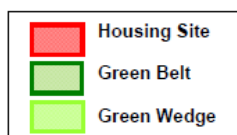
## Site: S0256. Field No.251, Station Road, Melbourne

### Description:

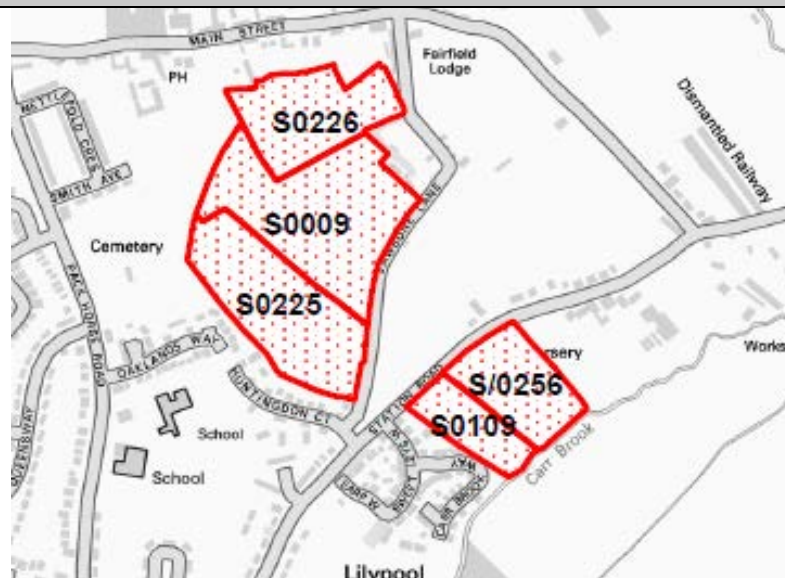
Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north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

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD137 Melbourne Railway.	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Potential for foraging bat and breeding birds on site, and appropriate mitigation proposed. Hedgerows (a BAP habitat) is located on site but will be retained/enhanced through development	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline application 9/2015/0119 proposes tree planting on the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline application 9/2015/0119 proposes 33.3% affordable housing on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2015/0019 states that a range of house types, sizes and tenures could be provided.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2015/0119 proposes open space to the north east of the site.	- Ensure new development fully 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?		- It is unlikely that a contribution toward healthcare facilities would be required. The nearest GP is located within Melbourne 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the village centre, 800m of both primary schools and 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 the detailed design and layout of the development, which would be submitted at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Unknown at this stage. No material addressing this subject submitted with application 9/2015/0119.	
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 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?		- Outline application 9/2015/0119 proposed 33% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is immediately adjacent to a site granted planning permission for dwellings. The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline planning application 9/2015/0119 states that the site could provide contributions towards education, highways, waste, built facilities, outdoor sport and formal open space. - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is 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 an hourly service between Swadlincote and Derby serving Melbourne within 800m of the site. - There is a metalled footpath adjacent to the site, which could connect the site to the village. - There is no off road cycle route adjacent to the site, but one exists within 800m.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and 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 developer – which would be dealt with at reserved matters application stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan,
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- It is likely that a contribution will be provided toward a household waste recycling centre. 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, which shows this information.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2015/0119 proposes a SUDS scheme; however the details of such scheme would be submitted at a reserved matters application.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Planning application 9/2015/0119 proposes appropriate noise insulation to the new dwellings.</li> <li>- 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.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good agricultural land.</li> </ul>	- 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"> <li>- Carr Brook is located to the south of the site. The south-eastern boundary of the site lies within Flood Zones 2 and 3a, although planning application 9/2015/0119 indicates that development will be laid out in such a way as to avoid giving rise to adverse flood risk impacts. The majority of the site lies within flood zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains a very small area of less and intermediate susceptible to surface water flooding along the southern boundary of the site.</li> </ul>	- 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?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field 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"> <li>- The site is relatively well located in respect of day to day retail needs (within 1.2km) and primary school provision (within 800m). An hourly bus service is located within 800m of the site. There is a supermarket within Melbourne.</li> <li>- The nearest major employment site is more than 4km away, at DHL.</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	- 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?		- Development will have an unknown or uncertain impact.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part a 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"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- Land slopes to the south east and surrounding land rises again at the boundary with Carr Brook.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as Station Road and hedgerows to the north, trees to the south and hedgerows to the east and west.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Outline application 9/2015/0119 proposes some landscaping on the site, however the exact landscaping proposal would be provided by a reserved matters application.</li> </ul>	

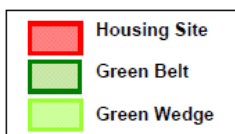
## Site: S0285. Land at Derby Road, Melbourne

### Description:

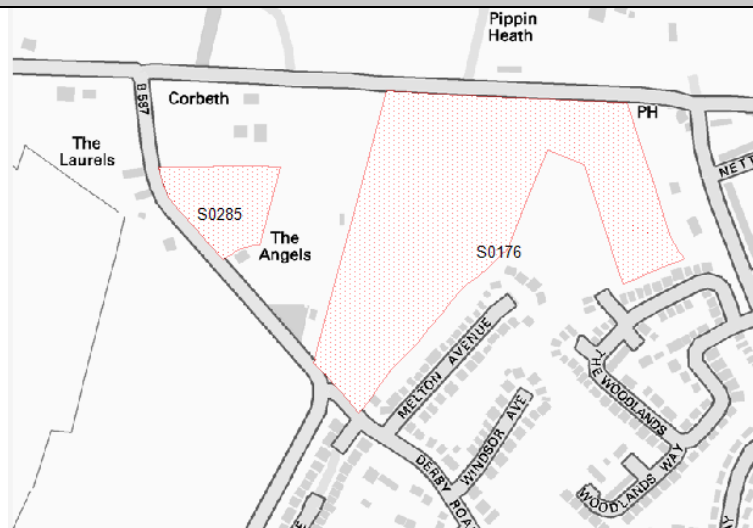
Melbourne lies towards the northeast of the District, and is located approximately 13km from Derby city centre and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west, and northwest. To the northeast, there is a narrow area of countryside to the north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

The site is greenfield and extends some 0.79ha. There is high developer interest in the site and it is not known whether there are ownership constraints on the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1.2km away 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)?	Yes	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest Location.	
	Will it protect sites of geological importance?	Yes	- There 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?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development fully 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 of health care facilities within 3km of the site. The nearest GP is located within Melbourne 1.4km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the village centre, both primary schools 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 the detailed design and layout of the development, which would be submitted at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact the development will have on road accidents	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - 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 with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 1.2km of the village centre. An hourly bus service operates within 400m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library all within 1200m. - There is no footpath immediately adjacent to site, however on the opposite site of the road there is a footpath to Melbourne.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale 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 an hourly service between Swadlincote and Derby serving Melbourne within 400m of the site. - There is no footpath immediately adjacent to site, however on the opposite site of the road there is a footpath to Melbourne. - There is no 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 capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and 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 developer – which would be dealt with at reserved matters application stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan,
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this could be dependent on site geology and SUDS design	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs, primary school provision and sports pitch. An hourly bus service is located within 400m of the site. There is a supermarket within Melbourne.</li> <li>- The nearest major employment site is more than 4km away, at DHL.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The site lies within the National Forest and could improve access to this cultural resource.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part a local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedges to the east and hedges and Derby Road to the south west</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

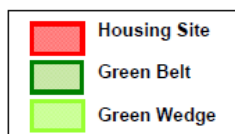
## Site: S0013. Land leading off Stanleigh Road, Overseal

### Description:

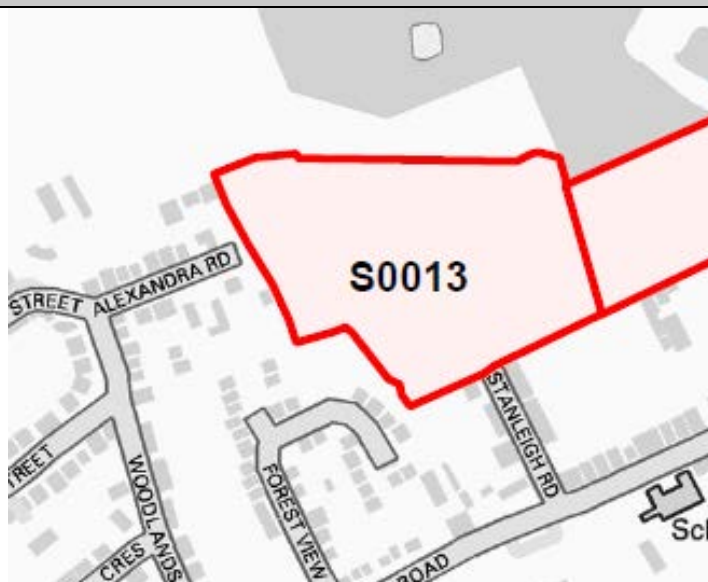
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises agricultural land. It extends 3.18ha and is currently in single ownership and there is no developer interest in the site. The site is located within the River Mease Special Area of Conservation and the site slopes from west to east.

### 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 Site of Special Scientific Interest. However the site is located within the River Mease SAC 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 within 400m of SD387 Overseal Church Meadow. - Potential Wildlife Site SDR6274 Edward Street Grassland is adjacent to the site, Towpath pools is located within 20m of the site and SDR6423 Overseal School Meadow is located within 120m 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 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 this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- The 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 could 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?		- The 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"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.6km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre, village school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Uncertain impact</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would 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 site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision.</li> <li>- There is a metalled footpath at Stanleigh Road, which could be used to connect the site the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution towards the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on traffic congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an at least hourly bus service to Swadlincote, Ashby and Burton within 800m</li> <li>- There is a metalled footpath at Stanleigh Road, which could be used to connect the site to the village.</li> <li>- There is no greenway adjacent to this site.</li> <li>- There are existing PROW within the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- Superfast Broadband is available.</li> <li>- There are no known electricity or water supply issues</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional; shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however very limited) to reuse demolition waste from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. The northern boundary of the site contains small area less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Hourly bus service within 800m.</li> <li>- Shop, village hall all within primary school provision (within 300m of the site). The site is 7.6km from a supermarket and 8.5km from William Allitt School.</li> <li>- The nearest major employment area is within 4km, at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development would not affect the setting of listed buildings or conservation area.</li> <li>- NO HERs are located within the site. However HERS24106 Overseal Ridge and Furrow is located within 150m of the site.</li> <li>- May be potential for below ground archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> <li>- The site slopes steadily from west to east.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and trees to the south, hedgerows and trees to the north and east and existing development and trees and hedgerows to the west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

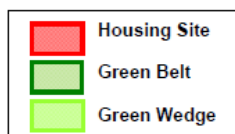
**Site: S0022.** Site at: OS 2900 Valley Road, Overseal

**Description:**

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

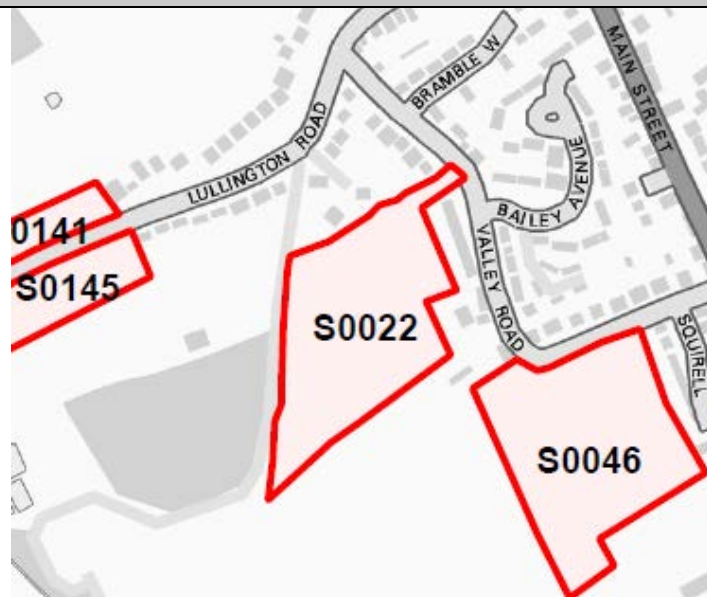
The comprises agricultural land. It extends some 2.06ha, is currently in single ownership and there is a medium level of developer interest. In addition the site is located within the River Mease Special Area of Conservation.

**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?		- Sites are not located within 1km of a Site of Special Scientific Interest. However the site is located within the River Mease SAC 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?		- Site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow, although no part of the site is immediately adjacent to the CWS and is separated by a road. - The site is within Potential Wildlife Site SDR6376 Valley Road Field and SDR6488 Lullington Road Pasture is within 300m of the site. However the planning report for application 9/2014/0431 states that based on current information the grassland vegetation is not considered to be of sufficient quality to meet local wildlife site selection guidelines.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. Potential for foraging bat, GCN and breeding birds on site. Also hedgerow (A BAP habitat) is present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- Planning application 9/2014/0431 proposes 20% of the site to be woodland planting and landscaping, in line with the National Forest Planting Guidelines.	
	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 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?		- Planning application 9/2014/0431 proposes a range of house sizes, types and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Developer would make an uncertain contribution towards the delivery of 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?		- The site is greenfield and 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?		- The site would be likely to make provision towards recreation facilities and open amenity space on site, including National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and sport pitch, however is within 1200m of Overseal Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Two accidents in the vicinity of the site in 5 year period to Aug 2013 of accidents it is considered that there are no notable accident trends. Low number of accidents not symptomatic of any underlying design or layout flaw. The modest increase in traffic expected as a result of the development will not therefore contribute to any existing problems	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would provide 30% affordable housing as provided in planning application 9/2014/0431. - There is an identified need for affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision. - There is a metalled footpath on Valley Road which is adjacent to the site. - There is an hourly bus service within 800m 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?		- Small scale growth could help to support the provision of new education, open space, library's and sports provision and a new household waste recycling facility.	
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 estimated traffic impact of the development is minimal and is not considered to have a significant impact on the existing highway network. The proposed site access is estimated operate well within capacity at the 2019 assessment year	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 800m of the site. - There is a metalled footpath on Valley Road which is adjacent to the site. - There is an existing PROW through the site and adjacent to the site on Clifton Road which will be maintained. - There are no greenways adjacent to this site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme, which application 9/2014/0431 proposes. - There are no known problems with water or electricity supply in this location. - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal 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. Application 9/2014/0431 does not propose 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 areas. - In regards to development of the site, the case officer report for application 9/2014/0431 considers that the development would result in limited visual harm to the character and appearance of the landscape and setting of the village, however this does not outweigh the benefits of the scheme. - The application scored 14/20 using 2008 Building For Life Criteria and officer report for the application states that this is considered acceptable.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. Provision for such is made in the application	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- A SUDS scheme could be included within the site (as stated in planning application 9/2014/0431) - The detail of this will be largely determined through conditions to any scheme, although some details of any scheme remain uncertain	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. SUDS scheme not fully defined through current application. Review following discharge of conditions.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. The western boundary of the site is less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Shop, village hall and primary school provision within 1200m. The site is 7.4km from a supermarket and 8.2km from William Allitt School.</li> <li>- The nearest major employment site lies within 4km at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development has potential to affect the setting of Overseal house and grange farm particularly towards west of site.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north and east, Clifton Road to the west and trees to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. Application 9/2014/0431 proposes the retention of and planting of trees on the site, and open space</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

Version 1a



## Site S0046: Land adjacent to 37 Valley Road, Overseal

### Description:

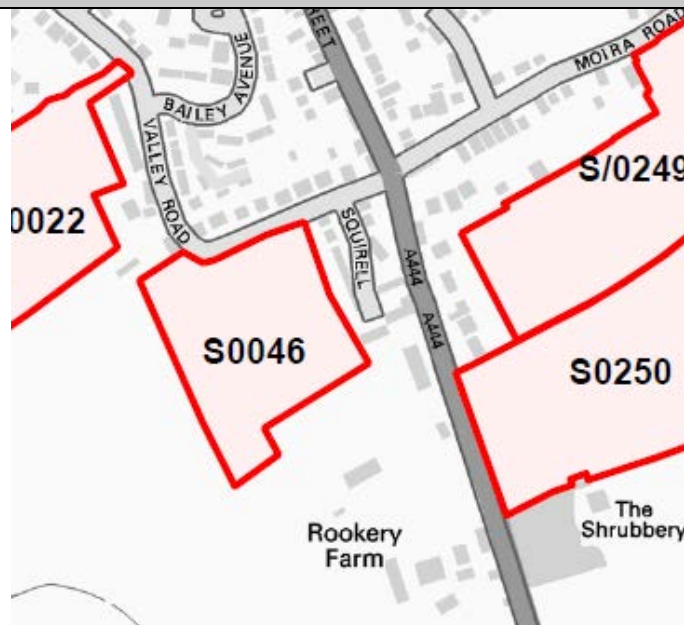
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises grassland. It extends 2.07ha and is currently in single ownership and there is a medium level of developer interest in the site. In addition the site is located within 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	- Sites are not located within 1km of a Site of Special Scientific Interest. The site however 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?	Yes	- The site is within 300m of County Wildlife site SD378 Overseal Church Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete information, will need updating.	
	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 sites.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of 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?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 800m from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre, however is located within 1.2km of a village school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect in respect of dealing with safety issues around the site.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would 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 site gradient on viability would need further assessment.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village.</li> <li>- There is an hourly bus service within 400m of the site.</li> <li>- The site is located adjacent to the village, and have access to a range of facilities including a shop, primary school, doctor's surgery, public house, cash point, village hall and outdoor sports provision.</li> <li>- There is an existing metalled footpath adjacent to part of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Small scale growth could help to support the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m</li> <li>- There is an existing metalled footpath adjacent to part of the site.</li> <li>- There is an existing PROW through the site.</li> <li>- There are no greenways adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- There are no known water or electricity supply issues in the area</li> <li>- Superfast Broadband is available</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the 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?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however very limited) to reuse demolition waste from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The sites are greenfield.</li> <li>- The site is likely to be Grade 2 very good quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site is in Flood Zone 1.</li> <li>There is no indication of surface water flooding on the majority of the site. The site contains a small area less susceptible to surface water flooding along the northern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Hourly bus service within 400m of the site.</li> <li>- The site is located within 1200m of services and facilities. The site is 7.6km from a supermarket and 8.4km from William Allitt School.</li> <li>- The nearest major employment site is within 4km at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> <li>-</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is likely to affect a cluster of listed building to the east of the site in particular Grade II* Listed Buildings Overseal House, Grade II Grange Grangehouse and Farm Building to the north of Grange Farmhouse.</li> <li>- No HERS are located within the site, how HERS24102 Overseal House is located within 30m of the site.</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- Half of the site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area and half of the site is located within the Mease/Sence Lowlands Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerow to the north of the site, hedgerows and trees to the west and south and a fence to the east.</li> <li>- Existing landscape elements around the southern and eastern edges are weak and there are few landscape elements within the sites.</li> <li>- This land parcel could contribute towards green infrastructure provision locally including forest planting.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

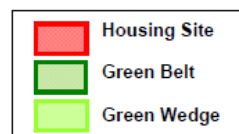
## Site S0047. Whitehouses Site, south of Woodville Road, Overseal

### Description:

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

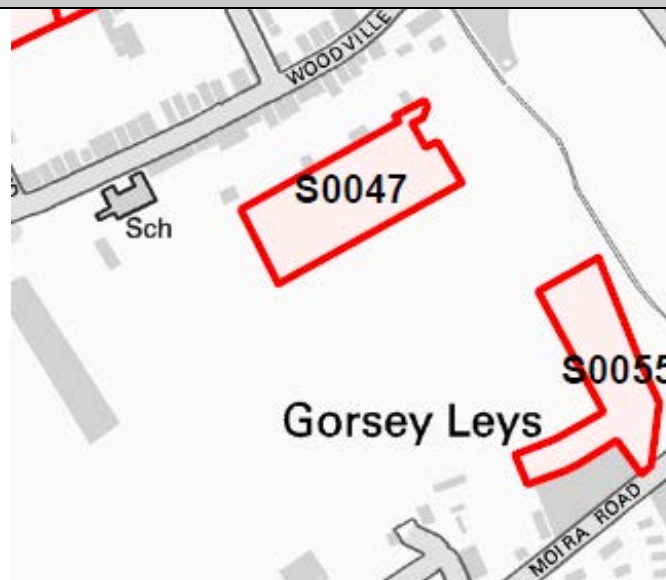
The site comprises agricultural and horticultural land. It extends some 0.92ha and is currently in single ownership and there is medium developer interest. The site is located within the River Mease Special Area of Conservation.

### 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	- Sites are not located within 1km of a Site of Special Scientific Interest. However the site is located within the River Mease SAC 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?	Yes	- The site is located within 300m of County Wildlife site SD314 Barratt Mill Farm Wood. Potential Wildlife Site SDR6423 Overseal School Meadow is located within 120m of the site and Potential Wildlife Site Towpath Pools is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 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 is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of 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?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of village centre, primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		It is not known what impact the 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"> <li>- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would 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 site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site lies within 800m of an hourly bus service</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, within 1200m.</li> <li>- There is no metalled footpath adjacent to the site; the closest metalled footpath is on Woodville Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Small scale growth could help to support the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect, however development on this scale it is unlikely to have any significant impact on highway congestion on</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site. There is no metalled footpath adjacent to the site, the closest metalled footpath is on Woodville Road.</li> <li>- There is a greenway within 800m of the site.</li> <li>- There's an existing PROW through the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- There are no known water or electricity supply constraints in this location</li> <li>- Superfast Broadband is available</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond 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 on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality, or Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Easternmost part of site lies within Flood Zone s 2 and 3a. However the majority of the site is within flood zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. The eastern boundary of the site is of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site lies within 800m of an hourly bus service</li> <li>- The site is relatively well located in respect of day to day needs and primary school provision. The site is 4.8km from a supermarket and 8.7km from William Allitt School.</li> <li>- Site lies within 4km of major employment at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To 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"> <li>- The site is unlikely to affect the setting of any listed buildings.</li> <li>- No HERS are located within the site, however HERS24106 Overseal, Ridge and Furrow is located 120m from the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for underground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north, hedgerows to the west and to a limited extent hedgerows and trees to the south and east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

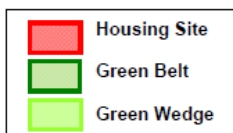
## Site S0053. Site at Towpath Site, Spring Cottage Road, Overseal

### Description:

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

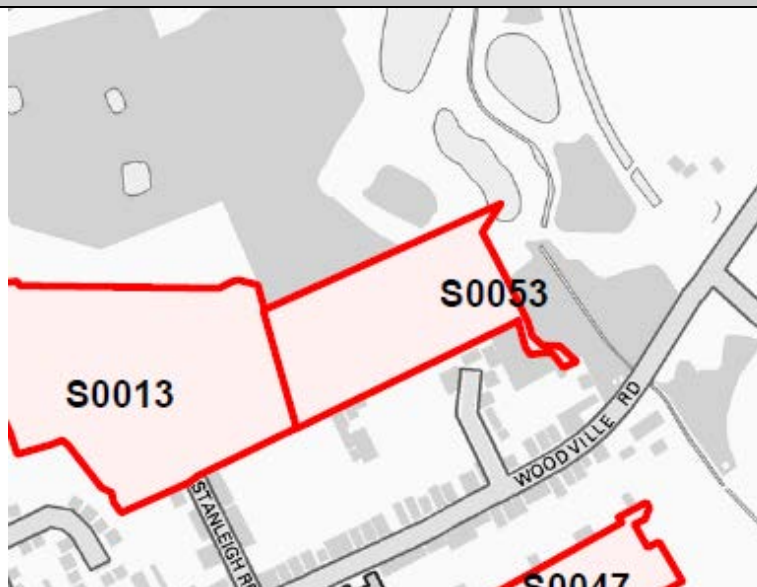
The site comprises vacant land with open space and two ponds to north. The site has historically been mined. It extends some 1.7ha, is within single ownership and there is a medium level of developer interest on the site. The site slopes from north to south and is situated within the River Mease Special Area of Conservation catchment.

#### 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 Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats including hedgerows 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 Overseal Church Meadow. - Potential Wildlife Site Towpaths is located within the north east of the site and to the north 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 is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of 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?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre, village school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known whether development will affect accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the access to the site and gradient would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, within 1200m.</li> <li>- There is a no metalled footpath adjacent to the site; however the closet footpath is on Woodville Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Small scale growth could help to support the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site.</li> <li>- There is a greenway within 800m of the site</li> <li>- There is a no metalled footpath adjacent to the site, however the closest footpath is on Woodville Road</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- There are no known water or electricity supply constraints.</li> <li>- No access within SDDC. Extension of the site into North West Leicestershire required for access</li> <li>- Superfast Broadband is available.</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal 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 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?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 4 poor quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site lies within flood zone 1, a small area within the north east corner of the site lies within flood zone 3a.</li> <li>- There is no indication of surface water flooding on the majority of the site. There are however small areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 1200m of village services and facilities. It is 4.8km from a supermarket and 6.9km from William Allitt School.</li> <li>- The nearest major employment site lies within 4km</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of any Listed Buildings or other heritage assets.</li> <li>- No HERS are located within the site. However site HERS24106 Overseal Ridge and Furrow is located within 160m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for underground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> <li>- The site slopes form north to south</li> <li>- Part of the site contains dense woodland.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the south, woodland on part of the eastern boundary and is not contained to the north and west.</li> <li>- Part of the site is contained by dense woodland.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

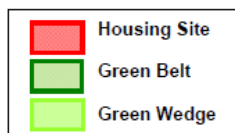
## Site S0055. Site at rear of 21 Gorsey Leys, Overseal

### Description:

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

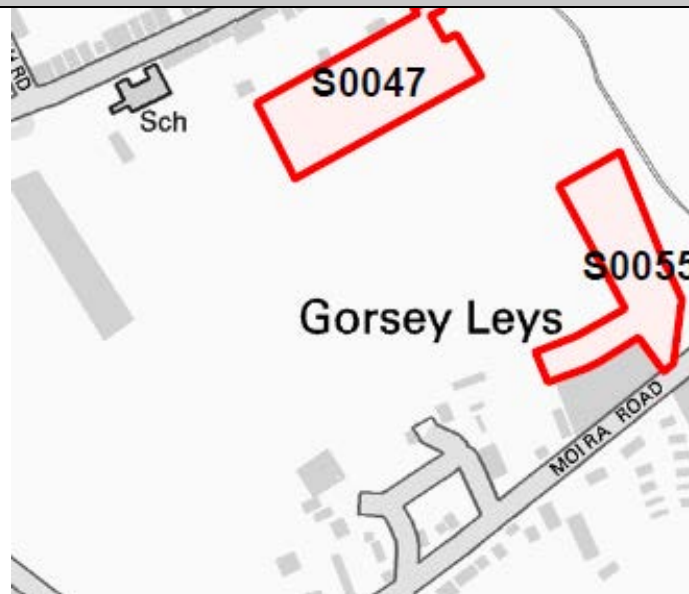
The site comprises vacant open space. It extends some 0.78ha, is currently in single ownership and there is medium developer interest. The site is located within the River Mease Special Area of Conservation catchment.

#### 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?	Red	- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC 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?	Orange	- The site is within 300m of County Wildlife Site SD314 Barratt Mill Wood Farm. - The site is located within 300m of Potential Wildlife Site SDR6423 Overseal School Meadow.	
	Could development affect protected species or BAP priority species?	Green	- 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)?	Orange	- 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?	Green	- 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?	Green	- 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?	Orange	- 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 could 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?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 1200m of the village centre, sports pitch and primary school (the primary school is just within 1200m of the site)</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would 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 site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site is more than 800m from an hourly bus service</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, although the shop is more than 1200m from the site.</li> <li>- There is a metalled footpath adjacent to the site on Moira Road</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution towards the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is more than 800m from an hourly bus service</li> <li>- An established greenway passes within 800m</li> <li>- There is a metalled footpath adjacent to the site on Moira Road</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- Superfast Broadband is available.</li> <li>- There are no known electricity or water supply constraints.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins 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 on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 4 poor quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Most of the site lies within Flood Zone 2 and 3a.</li> <li>- Most of the site is covered by an area of intermediate susceptibility to surface water flooding, however also includes an area less susceptible and more susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is more than 800m from an hourly bus service.</li> <li>- Most village services and facilities are within 1200m, but the shop is further away than this.. The site is 8.4km from a supermarket and 9.2km from William Allitt School.</li> <li>- The nearest major employment site is at Moira, less than 4km away</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of any listed building.</li> <li>- No HERS sites are located within the site. However HERS24106 Overseal Ridge and Furrow is located within 300m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for underground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> <li>- TPO28 is located west of the site and a small part is contained within the south of the site.</li> <li>- There site is surrounded by and contains field trees.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements. Trees are contained within and surround the site to the north, east and west of the site and trees and Moira Road contain the site to the south.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

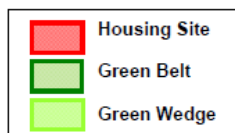
## Site S0249. Land off Moira Road, Overseal

### Description:

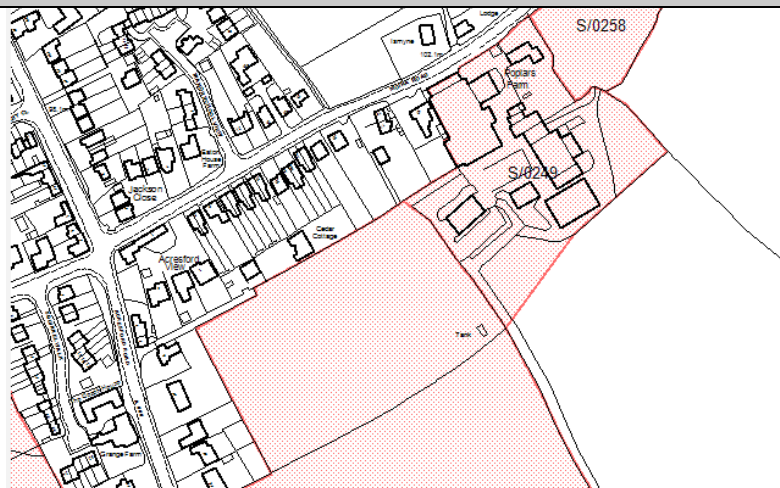
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises agricultural land and buildings and residential land. It extends some 1.4ha, is currently in single ownership and there is high developer interest. The site is located within the River Mease Special Area of Conservation.

### 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 Site of a Special Scientific Interest. However the site is located within the River Mease SAC 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?	Yes	- Site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow. - Potential Wildlife Site SDR6376 Valley Road Field is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 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 be passed over to tree planting and landscaping given the National Forest Planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	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?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of 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?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre and sports pitch, however the Village School is located within 1200m.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The impact of development on accident numbers is unknown</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would 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 site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site lies within 400m of an hourly bus service</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, all within 800m except the shop, which is within 1200m.</li> <li>- There is no metalled footpath immediately adjacent to the site, however there is a metalled footpath further along Moira Road (to the west of the site).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution towards the provision of new education, open space and sports provision in the village.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by site promoters</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact the development will have on highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of the site.</li> <li>- Immediately adjacent to the site there is a metalled footpath further along Moira Road (to the west of the site).</li> <li>- There are existing PROW through the site.</li> <li>- There is no greenway adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- Superfast Broadband is available.</li> <li>- There are no known electricity or water supply constraints.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal 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 majority of the site is not previously developed and will not generate the existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is some 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?		- 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?		- Limited potential to reuse demolition waste from existing on site development	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> <li>- Site is likely to be Grade 2 very good quality agricultural land, with the possibility of the easternmost part being Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan one identified.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 400m of an hourly bus service</li> <li>- Most village services and facilities are within 800m, whilst the shop is within 1200m. The site is 7.7km from a supermarket and 8.7km from William Allitt School.</li> <li>- The nearest major employment site is within 3km, at Moira</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development may affect the setting of the nearby listed buildings, Grade II listed building 45 Manor Road and Grade II listed Overseal Manor School and attached outbuildings.</li> <li>- No HERS are located within the site. However HERS 24102 Overseal House is located within 90m of the site and HERS24109 Church Farm, quarrying remains is located within 300m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is mix of brownfield and greenfield land, however predominantly brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and Moira Road to the north, existing development to the west, trees and hedgerows to the east and hedgerows along part of the southern boundary.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	



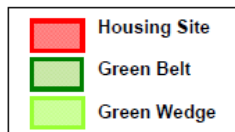
## Site S0250. Land off Acresford Road, Overseal

### Description:

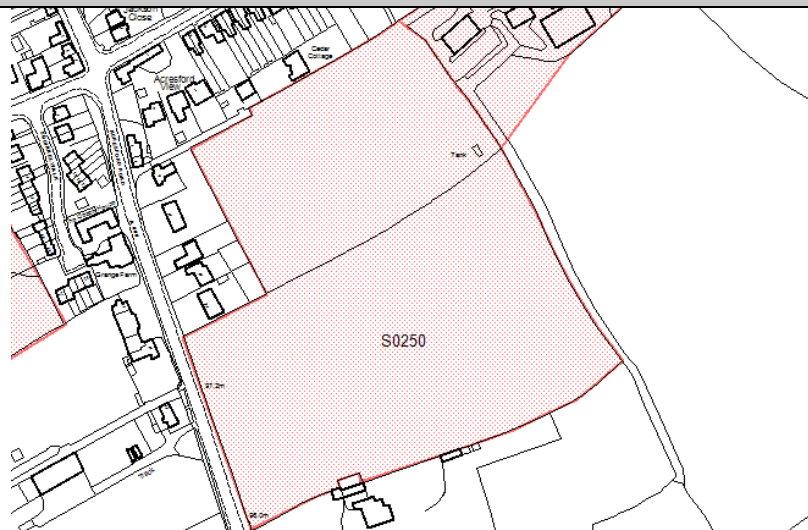
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises agricultural land. It extends 4.7ha and is currently in single ownership and there is high developer interest in the site. The site is located within 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	- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC 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?	Yes	- The site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Potential for roosting and foraging bats, (long eared bats), potential for some foraging GCN, breeding birds are also likely. Some BAP habitat (hedgerow) also on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location - Significant area of planting/open space is proposed to the south of the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site will contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site can make provision for affordable house and deliver a range of house sizes/types and tenures and demonstrated in application 9/2015/1063	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of 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 of the site will make a contribution towards open space provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, however is within 1200m of the 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?		- there have been a total of 4 accidents in the vicinity of the site. Two of these accidents were 'serious', one was 'fatal', and one was 'slight'. None of the accidents were in the vicinity of the site itself and site development is unlikely to exacerbate the number of accident according to the transport statement accompanying the planning application	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Secondary School is at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 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% as stated within application 9/2015/1063. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is within 400m of an hourly bus service - The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, all within 1200m. - There is no metalled footpath adjacent to the site. The closest footpath is located within Acresford further north 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 would make contribution towards off site provision of recreational facilities, education, and off site waste management provision if required and the provision of on-site public open space (as stated in application 9/2015/1063) - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2015/0496 indicates that development will not give rise to severe highway congestion. - TA further concludes that proposals will not result in any material impact on the adjacent 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?		- There is an hourly bus service within 400m - There is no greenway adjacent to the site - There is no metalled footpath adjacent to the site. The closest footpath is located within Acresford further north of the site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints.	

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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Limited information regarding these issues have been submitted by the site promoters, information is for outline application with all matters reserved	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. - Applicants identify need to contribute towards waste facilities through planning obligations subject to appropriate tests of reasonableness necessity	
	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 and SD2 of the emerging Part 1 Local Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - The site is capable of including SUDS, as stated in application 9/2015/1063. The application proposes SUDS measures within the application includes attenuation in the public open space supplemented by detailed measures such as permeable paving for private parking area, infiltration drainage and water butts.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- Application indicates contribution towards Mease DCS and sets out detailed drainage strategy including SUDS train to manage and clean surface water from site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to represent Grade 2 very good quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains area less susceptible to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 400m of an hourly bus service</li> <li>- All village services and facilities are within 1200m.</li> <li>- The site is 7.6km from a supermarket and 8.5km from William Allitt School.</li> <li>- Site is within 3km of the nearest major employment site at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development may affect the setting on nearby listed building which include: Grade II* Overseal House and Grade II Farm building to the north of Grange Farmhouse and Grange Farmhouse and 16 acresford rd.</li> <li>- No HERS sites are located within the site, however HERS24102 Overseal House is located within 30m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Proposed development would impact on the remains of Medieval ridge and furrow and Post-Medieval/ Modern agricultural features of local importance.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> <li>- The site slopes in a north westerly direction.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows and some trees along its borders.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. Planning application 9/2015/1063 states that existing trees and hedgerows will be retained protected and reinforces along the boundaries of the site and new tree planted in garden in the main courtyard.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect due to outline permission stage with all matters reserved.</li> </ul>	

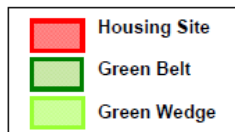
## Site S0258. Land at Poplars Farm, Overseal

### Description:

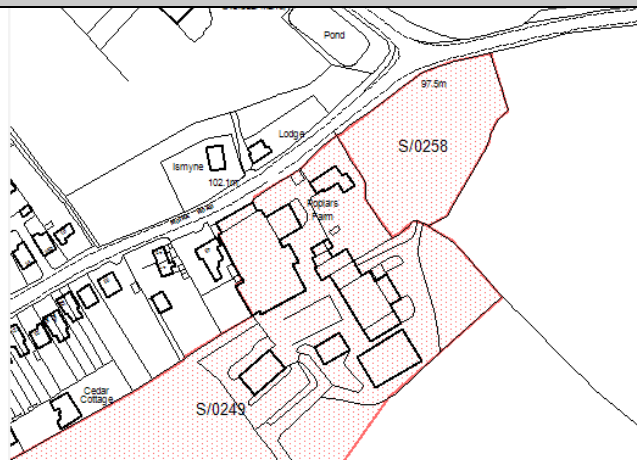
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote

The site comprises agricultural land. It extends some 0.45ha, is currently in single ownership and there is high developer interest in the site. In addition the site is located within the River Mease Special Area of Conservation and the site slopes from west to east.

### 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 Site of Special Scientific Interest. However the site is located within the River Mease SAC 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?	Yes	- The site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow. - The site is located within 300m of Potential Wildlife Site SDR423 Overseal School Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No requirement for National Forest planting on sites of this scale - Planning application 9/2015/0029 states that tree planting can be incorporated into the scheme by way of condition if deemed appropriate.	
	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 would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Due to the site size development would make no contribution to affordable housing, however given the local plan requirement would be likely to deliver a range of house sizes. Planning application 9/2015/0029 proposes a range of house sizes. A number of different house sizes will be provided.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of 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 could make contribution towards improving open space and leisure provision within 1200m of the site. Planning application 9/2015/0029 does not proposed open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 300m from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, village school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will reduce 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 at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 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 sites size development would have no effect on the delivery of new 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 located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision. All of which lie within 800m, except for the shop, which lies within 1200m. - The site lies within 400m of an hourly bus service. - There is no metaled footpath immediately opposite to the site. The nearest footpath is on Moira Road further to the west of the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development will have on highway congestion, although given site scale no effect is likely	- 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 greenway adjacent to the site. - There is an existing PROW through the site, however application 9/2015/0029 states that PROW would need to be diverted. - There is no metaled footpath immediately opposite to the site. The nearest footpath is on Moira Road further to the west of the site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints	

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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal 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. - Development of the site could be in keeping with the character of the rural edge of Overseal and integrating successfully with the landscape, as the officer report states in application 9/2015/0029.	- 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 containing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles. - BFL assessment indicates that sites will have private gardens suitable for accommodating bins.	
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 on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - The site could include SUDS as stated within application 9/2015/0029.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS to surface water soakaway as proposed</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The site is likely to be Grade 2 very good quality or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains a very small area less susceptible to surface water flooding within the north east of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of village services and facilities, with the exception of the shop which lies within 1200m . The site is 7.7m from a supermarket and 8.7km from William Allitt School.</li> <li>- The site lies within 3km of the nearest major employment site, at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development could affect the setting of nearby listed buildings Grade II 45 Moira Road and may impact on Overseal Manor School.</li> <li>- No HERS sites are located within the site. The site is within 300m of HERS24109 Church Farm, Quarrying Remains.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could have uncertain impact in respect of connectivity/provision of public access forest planting given the scale of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and hedgerows to the east and hedgerows and hedgerows to the north east and south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. Planning Application 9/2015/0029</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

Version 1a

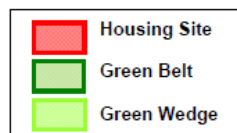
## Site S0268. Land off Green Lane, Overseal

### Description:

The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote

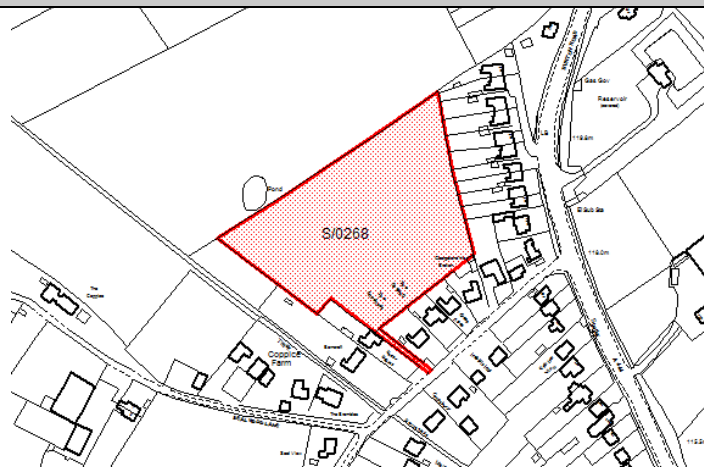
The site comprises agricultural land and extends some 1.39ha. The site is in single ownership and there is high developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC 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?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m of SD025 Swainspark Wood	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	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?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of 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 could make 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 contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located 1.4km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of a sports pitch and village centre, however is in excess of 1200m from a school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will reduce 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 at William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is more than 1200m from most facilities in Overseal, with the exception of a convenience store, which lies within 800m. . - The site lies within 400m of an hourly bus service. - There is no metaled footpath on Green Lane, the closest metaled footpath is on Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sports provision	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus route. - There is no metaled footpath on Green Lane, the closest metaled footpath is on Burton Road. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints	



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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the 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 potential (however very limited) to reuse demolition waste from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The site is likely to be Grade 2 very good quality or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 1200m of Overseal Village centre and a sports pitch, however is in excess of 1200m from a primary school.</li> <li>- The site is 7.3m from a supermarket and 7.1km from William Allitt School.</li> <li>- The site lies within 4km of the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development would be unlikely to affect the setting of any listed building or conservation area.</li> <li>- No HERS sites are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the east and south, trees to the north and fencing to the west.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain affect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site S0088 Land off Longlands, Repton

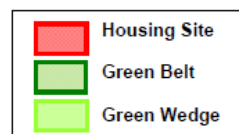
### Description:

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

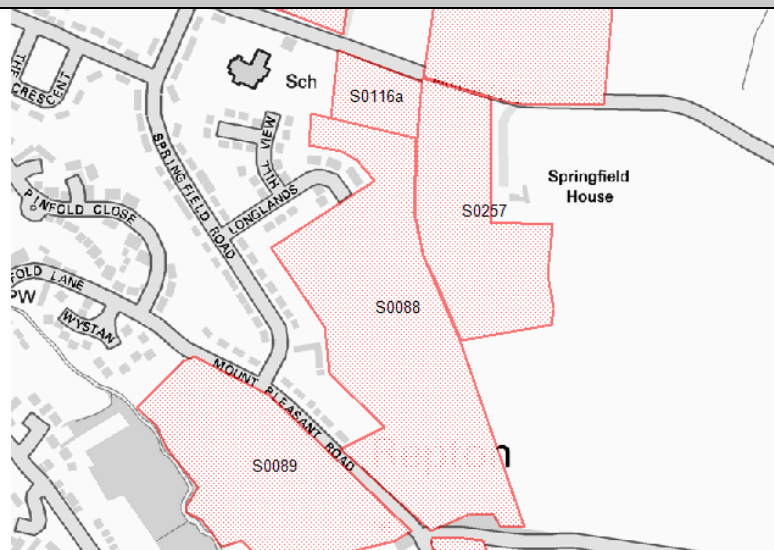
The site comprises agricultural land. It extends some 5.62ha and has high developer interest. The site is in multiple ownership, however all parties are willing to develop the site for residential use.

The northern element of the site has reserved matters consent for 40 dwelling (9/2014/1158), and the southern element of the site has outline permission for up to 75 dwellings (9/2014/1093). Part of the site is allocated within the Local Plan Part 1

#### 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.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County wildlife sites within 300m of this site	
	Could development affect protected species or BAP priority species?	Yes	- No protected species recordings within 100m of the site - Limited potential for nesting bird, bats and GCN on site, although habitat survey of site 0088 has not identified any protected or BAP species in the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Development master plan for sites within site 0088 indicate that new habitat creation to include dry attenuation basin, informal open space and tree planting to be included on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- 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 including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- There is an identified shortfall of affordable homes within Repton - Application (9/2014/1158) proposes a contribution towards affordable housing of 30%. - Application 9/2014/1093) proposes 30% affordable housing on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development on part of site 0088 will include wheel chair accessible bungalows to meet identified social housing need.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site is an urban extension and would not facilitate the reuse of empty properties	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver limited open space including timber trail and informal green space	- Ensure new development improves access to local walking and cycling routes and to Repton Village centre including along Milton Road.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.75 from the new built GP surgery in Willington - Site would deliver improves access along Milton Lane as well as lit access into the village	
	Will it promote healthy lifestyles?		- Development will be within 900m of key services including the village centre. - Primary school would be within 200m of site. - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Uncertain impacts in from site development in respect of this issue	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- PIA data indicates no safety issue in this general area, although there was a single slight accident recorded in 2010. - Development in this area is would significantly improve walking access along Milton Road	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- 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 liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- 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 shortfall within Repton. - There are below average levels of deprivation, with Repton.	- 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 bus service is more than 800m from the site, but the village centre is within 1200m..	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision in nearby Willington and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Transport assessment concludes that potential impact of the proposed development on the surrounding highway network will be negligible	- 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 connecting Repton with Derby and Burton (V3, but bus stops are more than 800m from the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth. - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Include appropriate water efficiency and waste management policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (Surface and Groundwater)</li> <li>- Ground Water Protection Zone = Site located less than 1km from nearest GPZ outer zone</li> </ul>	- None identified
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards air quality improvements locally</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites would lead to the loss of greenfield agricultural land</li> <li>- Site is grade 2 agricultural land according to information held by the authority and would lead to the loss of Best and most versatile land.</li> </ul>	- 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"> <li>- Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS.</li> <li>- Sequential Test Passed.</li> </ul>	- None Identified
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Local service provision within Repton includes primary school (200m) and village centre 1200m. Bus service more than 800m away.</li> <li>- Nearest employment site over 10h is in excess of 4km.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS records within site</li> <li>- low potential for significant archaeology and no potential for archaeology of national significance on site</li> </ul>	<ul style="list-style-type: none"> <li>- Require that appropriate archaeological surveys are undertaken.</li> <li>- Protect key views into the village from the site.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Impacts are uncertain</li> </ul>	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform site layout.</li> <li>- That further assessment of individual site is undertaken as the Plan progresses</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is in an area of secondary sensitivity according to the County Council's Areas of Multiple environmental sensitivity</li> <li>- Land rises to the south and is prominent locally.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site consist of two distinct field parcels, both are well defined and enclosed by existing hedgerows and hedgerow trees</li> <li>- Southern site includes of scrub which could be retained within development</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

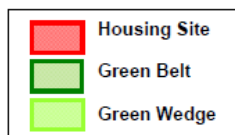
## Site S0089 Adjacent to Mount Pleasant Public House, Repton

### Description:

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

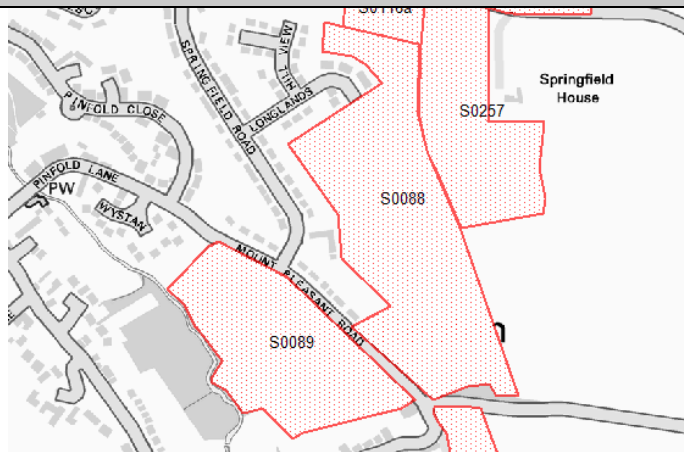
The site comprises vacant green space. It extends some 3.5ha and is currently in multiple ownership, however all parties are willing to develop the site. There is high developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance within BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- County Wildlife Site SD079 Repton Small Fields is located within the western boundary of the site. SD399 Sledge Wood and Repton Carr is located within 50m of the site. - Potential Wildlife Site SDR6490 Meadow Pleasant Meadow is adjacent to the southern 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 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.7km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Repton Primary School and a Sports Pitch and within 1200m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts in 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 impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252. A developer contribution toward education services may be anticipated.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment would be required on the viability impact of the sites gradient. - 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 adjacent to the village, and within 1200m of a range of facilities. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - Bus stop for the V3 service to Burton and Derby is located more than 800m 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 could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel..
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop for the V3 service to Burton and Derby is located more than 800m from the site. - There is PROW through the site and adjacent to the southern boundary of the site. - There is no off road cycle route adjacent to this site. - There is no metalled footpath immediately adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses and businesses located within Repton 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?		- 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 so there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters)	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- 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 on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> <li>-</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- The land classification of the site is Grade 4 (Poor). It is understood that part of the site was previously used for landfill.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The western boundary of the site is within Flood Zone 2.</li> <li>- There is no indication of surface water flooding on the majority of the site. The site contains a small area less susceptible to surface water flooding along the western boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of Primary School provision (within 800m of Repton Primary School). The site is more than 800m from an hourly bus service, but within 1200m of services and facilities.</li> <li>- The nearest employment site of more than 10ha is in excess of 4km from the site.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.9km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development may affect the setting of Repton Conservation Area</li> <li>- No HERS sites are located within the site, but HERS24556 Watermill Repton is located immediately adjacent to the southern boundary of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield,</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes to the west.</li> <li>- A brook runs along the western boundary of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site consists of agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees.</li> <li>- Could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

Version 1a



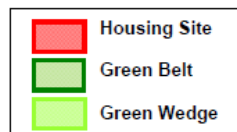
## Site S0101 - Land at Askew Hill, Milton Road, Repton

### Description:

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

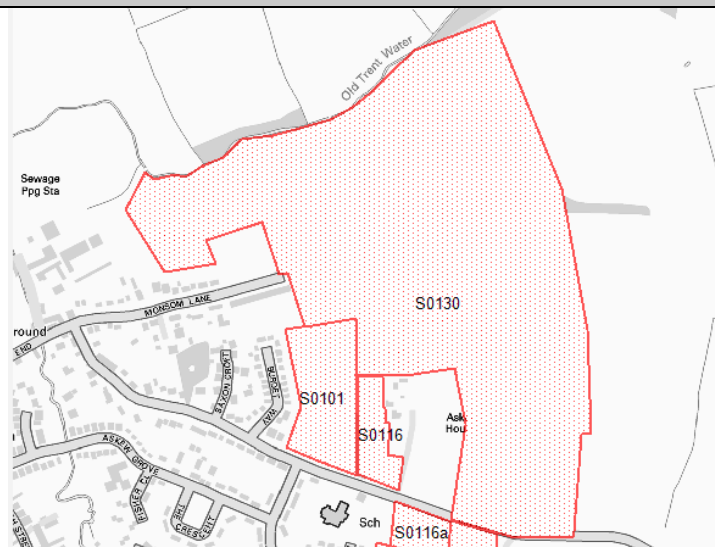
The site comprises agricultural land. It extends some 2.41ha and is currently in single ownership. There is no developer interest in the site.

### 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	- 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 within BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD081 Repton Oxbow.	
	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 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open recreation and amenity provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.4km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Repton Primary School and village centre. The site however is in excess of 1200m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts in 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 impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is 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 liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However, further assessment of the impact of the changing gradient on viability would be required. - There is no 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 village. - Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides an Sunday service - There is a metalled footpath adjacent to the site on Milton Road, which could connect the site to the village. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and education. - 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 on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 800m of the site. - There is no off road cycle route adjacent to the site. - The village has relatively good service provision. - There is a metalled footpath adjacent to the site on Milton Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Repton 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?		- 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 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 the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield</li> <li>- The site contains some land identified as being best and Most Versatile (Grade 2 and 3a)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1</li> <li>- There is no indication of surface water flooding on the site</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service and within 800m of the village centre. The site is well located in respect of primary school provision. The nearest secondary school is at Etwell 10.1km from the site.</li> <li>- The nearest employment site of more than 10 he is more than 4km away.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.25km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- The site is approximately 350m from the Conservation Area and is unlikely to affect its setting</li> <li>- No HERS are located within the site.</li> <li>- May be potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Impacts are uncertain.</li> <li>- No identified cultural heritage features within or immediately surrounding the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity.</li> <li>- The site is located with Melbourne Parklands Landscape Character Area.</li> <li>- The land slopes to the west and south of the site,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by the trees and hedgerows to the south and east, hedgerows to the north and existing development to the west.</li> <li>- Could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

Version 1a

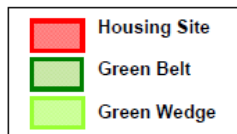
## Site S0116: Land at Askew Hill, Milton Road, Repton

### Description:

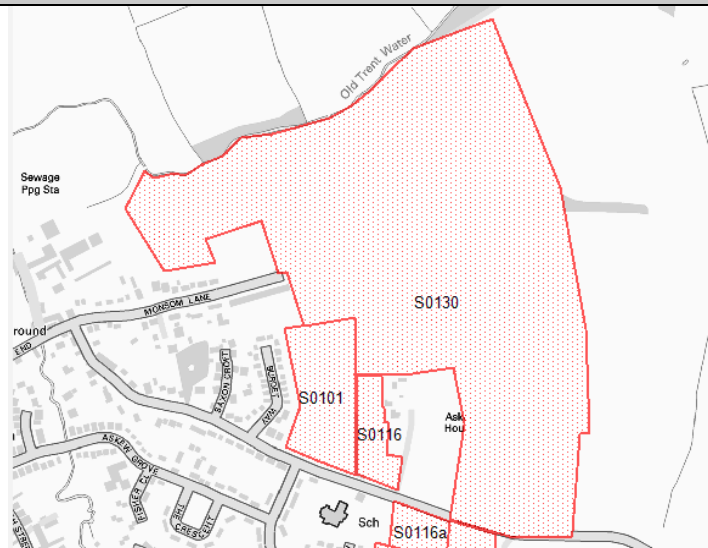
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises a dwelling and its curtilage. It extends some 0.92ha and is currently in one ownership. There is medium develop 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	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible 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 SD079 Repton Small Fields.	
	Could development affect protected species or BAP priority species?	Yes	- No record held indicating protected or BAP species over 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.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given local plan requirements development would be likely to deliver a range of house sizes. However due to the size of the site, the site 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 South Derbyshire and could be deliverable over the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open 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 some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Willington 2.5km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Primary School and within 1200m of the village centre. However development would be 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 the development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is 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 liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development of the site would provide no contribution towards the delivery of affordable housing, due to the site size. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of the village centre. - Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides a Sunday service - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled footpath adjacent to the site on Milton Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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 an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 800m of the site. - Site does not lie adjacent to an off road cycle route. - The village has relatively good service provision. - There is a metalled footpath adjacent to the site on Milton Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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 1 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- 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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Repton 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
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield 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 predominantly greenfield and there is very limited potential to reuse waste materials on site during construction phase. The limited potential is from the one existing dwelling on the site.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development would lead to a general increase in waste generation during construction and operation phases of development.	
	Will it reduce the proportion of waste sent to landfill?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided by site promoters)	
To promote sustainable forms of construction and sustainable use of natural resources	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.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	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.	
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is very limited potential to reuse demolition waste from the existing dwelling on the site, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The land is a dwelling curtilage, but is predominantly undeveloped.</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policySD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Site would be expected to release runoff at green field rates.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service and the village centre. The site is well located in respect of primary school provision. The nearest secondary school is at Etwall 10.2km from the site.</li> <li>- The nearest employment site is more than 4km away.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.30km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- The site is approximately 370m from the Conservation Area and is unlikely to affect the setting of the Conservation Area.</li> <li>- No HERS are located within the site.</li> <li>- Potential for in ground archeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BEN2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is predominantly green field (0.88ha) with inly 0.04ha of the site comprising brownfield land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- A substantial amount of the site is covered with trees.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape features, such as trees and hedgerows and Milton Road to the south.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

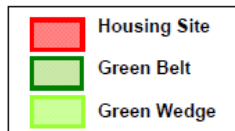
## Site S0130: Land at Askew Hill, Milton Road, Repton

### Description:

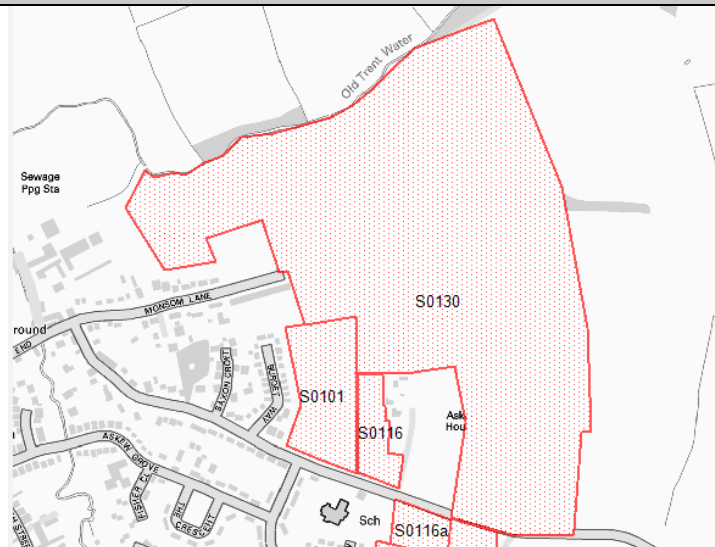
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

This site comprises agricultural land. It extends some 30.9ha 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	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The site is within 300m of County Wildlife Site SD081 Repton Oxbow.	
	Could development affect protected species or BAP priority species?	No	- Evidence of otter recordings on Old Trent Water to the north of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- 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 South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to provide open recreation and amenity 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 contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.3km from the site.	
	Will it promote healthy lifestyles?		- Part of the site is located within 800m of Repton Primary School and the Village Centre. However the 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		- 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 impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that 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 sites are located adjacent or to the village, - Bus stops located 800m from the site and the site is within 800m of the village centre - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled footpath near to the site, at 58 Monsom Lane which could be used to connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located 800m from the site. - There is no off road cycle route adjacent to the site. - There is a metalled footpath near to the site, at 58 Monsom Lane which could be used to connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 help to contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses and growth within Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield 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).	
	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 and SD2 of the emerging Part 1 Local Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste on site	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have an impact</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging Part 1 Local Plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>Development is unlikely to contribute towards air quality improvements locally.</li> <li>Development may increase odour complaints as a result of the proximity of the site Sewage Treatment Works to the west.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight increase in noise locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Land is likely to represent Grade 3 moderate to good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>The northern edge of the site is located within Flood Zones 2, 3a, 3b, however housing development could be located outside of the land within Flood Zone 3b. The majority of the site is located within flood zone 1.</li> <li>There is no indication of surface water flooding on the majority of the site. There is however area less, intermediate and more susceptible to surface water flooding within the north of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 800m of an hourly bus service and village centre. The nearest secondary school provision is at Etwell, 9.8km from the site.</li> <li>The nearest employment site exceeding 10ha in size is more than 4km away.</li> <li>The nearest supermarket is the Co-operative in Willington, 2.15km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>Development may affect the setting of Repton Conservation Area within 300m to the west.</li> <li>HERS 24542 Long Broach Repton, 24507 Askew Hill Round Barrow, 24521 Askew Hill Lead Token and 24508 Roman Pottery from Askew Lodge is located within the site. HERS 24551 School Cricket Ground is located within 250m of the site.</li> <li>Due to the elevated nature of the site, it is unclear whether development could affect the setting of the village conservation area (300m to the west)</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Impacts will have an unknown or uncertain impact. No identified cultural heritage features within or immediately surrounding the site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 Local Plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Land is identified as being of secondary sensitivity in the County Council's assessment of multiple environmental sensitivity.</li> <li>The northern part of the site is located within Trent Valley Washlands Character Area and the rest of the site is located within Melbourne Parklands Character Area.</li> <li>Land rises centrally within the site with Askew Hill being the highest point locally.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>Site consists of agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees.</li> <li>Site includes a number of copses which could help integrate new development into wider landscape. Seems to be a brook course defining the northern boundary of the site.</li> <li>Could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

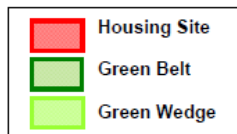
## Site S0131: Land at Mount Pleasant Road, Repton

### Description:

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

The site comprises arable lane. It extends some 1.7ha and is currently in single ownership. There is no developer 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	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and 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 SD399, Sledge Wood and Repton Carr is located within the west of the site. SD079 Repton Small Fields is located within 200m of the site. - Potential Wildlife Site SDR6490 Mount Pleasant Meadow is located adjacent to the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site. Based on incomplete data will require updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.7km from the site,	
	Will it promote healthy lifestyles?		- The site is located over 1200m from the village centre, within 1200m of a sports pitch and within 800m of Repton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site 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 impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County 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?		- The sites are located adjacent or close to the village, however in excess of 1200m of Repton Village Centre. - The site is located in excess of 1200m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service) - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no metalled footpath from the sit to the village. The nearest footpath is located on Mount Pleasant Road on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown.	- The impact of the development on highway congestion is unknown
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located in excess of 800m of the site. - There is no off road cycle route adjacent to this site. - There is no metalled footpath from the sit to the village. The nearest footpath is located on Mount Pleasant Road on the opposite side of the road to the site. - There is a PROW through the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Pain.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone =No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The site is classified as Grade 2 (Very Good).</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of a Primary School (Repton Primary School, which is located within the village and is within 800m of the site. The site however is over 1200m from the village centre and an hourly bus service. The site is 10.5km from John Port Secondary School.</li> <li>- The nearest employment site is more than 4km away from the site.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.74km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development is likely to affect the setting of Grade II listed building Ridgeway Farmhouse which is located within 50m of the site</li> <li>- No HERS sites are located within the site, but HERS24550 Watermill Repton is located to the west of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower and secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> <li>- The site has gradient changes across it.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerow and existing development including a road to the north, woodland and a road to the west. The site is open to the east and only partially contained by hedgerows to the south.</li> <li>- Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape/</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site S0134: Land at Burton Road

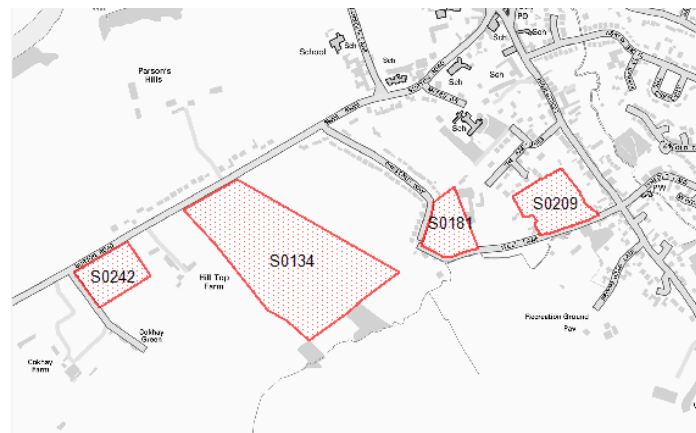
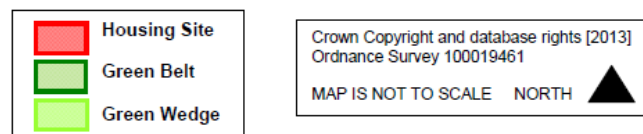
### Description:

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

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

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

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the site (although site SD238 is located 350m to the north of the site)	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site although there is a recording of a water vole 300m to the south.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- 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 sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites 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 arrange 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	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site 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 deliver open space including informal and formal 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?		- Site would be 2.25km from the new built GP surgery in Willington	
	Will it promote healthy lifestyles?		- Development will be 700m of key services including the village centre. - Primary school would be 1.5km - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Uncertain impacts in from site development in respect of this issue	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Uncertain impacts identified	
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 deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average.	- 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 sites are located adjacent or close to the village, and within 800m of a range of facilities - Bus stops located within 400m of site on Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - The site is not adjacent to a cycle link.	
	Will it make the best use of other infrastructure?		- Growth may require capacity improvements to Milton Waste Water Treatment Works - Local capacity enhancements to the local sewerage network would also be required to support growth - Superfast broadband 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 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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?		- Site is likely to be too small to deliver additional shops or services within the site	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- 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 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. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (Surface and Groundwater)</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards air quality improvements locally</li> <li>- No identified air quality issues locally.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites would lead to the loss of greenfield agricultural land</li> <li>- Site is grade 2 agricultural land according to information held by the authority and would lead to the loss of Best and Most Versatile land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within flood zone 1</li> <li>- There is no indication of surface water flooding on the majority of the site. The contains a small area less susceptible to surface water flooding on the southern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Local service provision within Repton includes primary school (&gt;1200m) hourly bus service (400m) and village centre (within 800m)</li> <li>- Nearest employment site over 10h is in excess of 4km.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation,</li> </ul>	
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"> <li>- Given the scale of the development and the elevated nature of the site (land rises up towards Parsons Hills) it is unclear whether development could affect the setting of the village conservation area to the east.</li> <li>- NO HERS records within site</li> <li>- There is potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Impacts are uncertain</li> <li>- No identified cultural heritage features within or immediately surrounding the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is identified as being at secondary sensitivity within the County Council's assessment of multiple environmental sensitivity.</li> <li>- Land rises to the north.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- Site consist of five agricultural fields which are generally well defined and enclosed by existing hedgerows and hedgerow trees, although hedgerows on the western edge of the site are gappy, low or missing</li> <li>- Could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

Version 1a



## Site S0181: Chestnut Way, Repton

### Description:

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

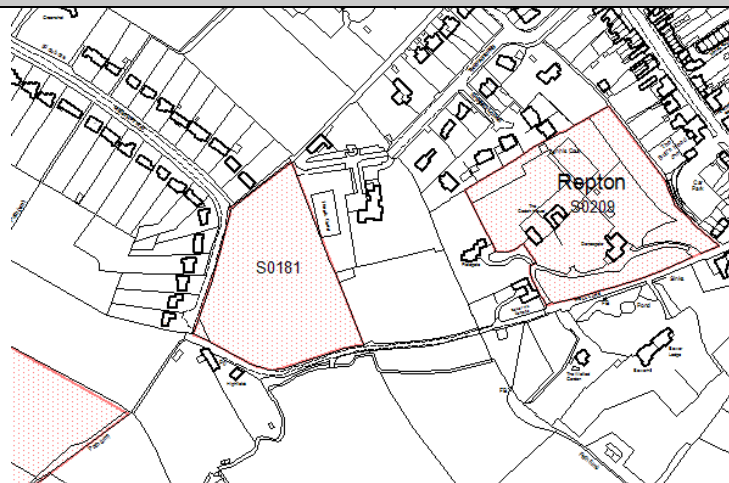
The site comprises agricultural land. It extends some 1.3ha and is currently in single ownership. There is medium developer interest.

### 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	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 500m of SD079 Repton Small Fields. - Potential Wildlife Site SD0078 Well Lane Meadows is located within 200m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting 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 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.4km from the site,	
	Will it promote healthy lifestyles?		- The site is located with 800m of a sports pitch, within 1200m of the village centre and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County 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 sites are located adjacent to the village within 1.2km of the village centre. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service) - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled path along Chestnut way and Burton Road	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village and healthcare. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain 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 an hourly bus service connecting Repton with Derby and Burton (V3) within 400m of the site. - There is no off road cycle route adjacent to the site. - There is a metalled footpath along Chestnut Avenue and Burton Road - There is a PROW adjacent to the northern boundary of the site and to the south west of the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 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. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> <li>-</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The land classification of the site is Grade 4 (Poor)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within flood zone 1</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 1200m of the village centre, within 1.2km of Repton Primary School and is within 400m of an hourly bus service. The site is 10.3km from John Port Secondary School.</li> <li>- The nearest employment site of 10ha or more is more than 4km away.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development could affect the setting of Repton Conservation Area which is adjacent to the site, and is likely to have an impact on the nearby listed buildings including Grade II Easton House, which is to the east of the site.</li> <li>- No HERS sites are located within the site or the immediate surrounding area.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme but it is very difficult to imagine a development that would not be most detrimental to the setting of Easton House and the conservation area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a post and rail fence and Chestnut Way to the east of the sites and trees and hedgerows to the north, east and south</li> <li>- Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

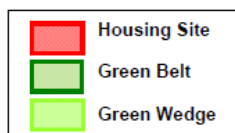
## Site S0209. Site at The Coach House and Danesgate, Well Lane, Repton

### Description:

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

The site extended some 1.81ha and is predominantly greenfield, comprising garden, with two dwellings on the site. The site is within multiple ownership, however all parties are willing to develop the site and there is no developer interest. The site is located within Repton Conservation Area, there is a Grade II Listed Building on the site (which would remain on the site) and the site slopes upwards from the section fronting Well Lane.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- 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 SD079 Repton Small Fields - Potential Wildlife Site SDPLWS off Pinfold Land is located within 200m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records help indicating protected or BAP species within 100m of the site. Based on incomplete data will require updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site 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 the local plan requirement 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- 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 2.4km.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre and sports pitch, however is within 1200m of Repton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2. -
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites 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 the impact on viability of the gradient and access on the site would require further assessment.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within the existing village. - Bus stop for the V3 service to Burton and Derby is located within 800m of the site. - The site is located within 800m of the village centre. - There is no metalled footpath immediately adjacent to the site. The closet footpath is located in close proximity to the site opposite 14Well Lane - The village has relatively good service provision (including a primary school, a village hall, public house, convenience store, post office, leisure facilities)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirement for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides an Sunday service - There is no metalled footpath immediately adjacent to the site. The closet footpath is located in close proximity to the site opposite 14Well Lane - There is a PROW adjacent to the east boundary of the site. - There is no 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 currently exceeding capacity - There are no known water and electricity supply constraints - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available. - Well Lane which would provide 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield. There is very limited potential to reuse waster 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 conforms 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. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- 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 (existing dwellings only equate to 0.06ha of the site), although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>The site is predominantly greenfield.</li> <li>- The land classification of the site is Grade 4 (Poor)</li> </ul>	<ul style="list-style-type: none"> <li>- None identified</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1</li> <li>- There is no indication of surface water flooding on the majority of the site. There is a very small area of less, intermediate and more susceptible to surface water flooding within the south east of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site within 800m of the village centre and an hourly bus service. Repton Primary School however is located within 1200m of the site. The site 10.1km from John Port Secondary School</li> <li>- The nearest major employment site is more than. 4km away.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development will impact on the character of Repton Conservation Area (the site is located within the Conservation Area) and nearby Listed Buildings including Grade II Danesgate Well which is located within the site (and would retain within the site), Grade II Homelands and 100-106 High Street to the east, Grade II* The Grange to the south and Grade II Western House to the west.</li> <li>- No HERS sites are located within the site, however DR4337 The Grange is located within 100m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. With only 0.06ha of site containing brownfield land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Land is identified as being of secondary sensitivity in the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- The site contains a steep slope upwards from the section from Well Lane.</li> <li>- The site contains TPO31 which cover most of the south border of the site and the east boundary of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site consists of garden land and 2 existing dwellings (equates to 0.06ha of the site) which are generally well defined and enclosed by existing development, hedgerows and hedgerow trees.</li> <li>- The site contains TPO31 which covers most of the southern border of the site and the east boundary of the site.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

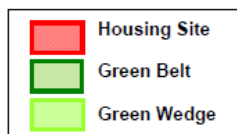
## Site S0242: Land to the south east side of Burton Road, Repton

### Description:

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

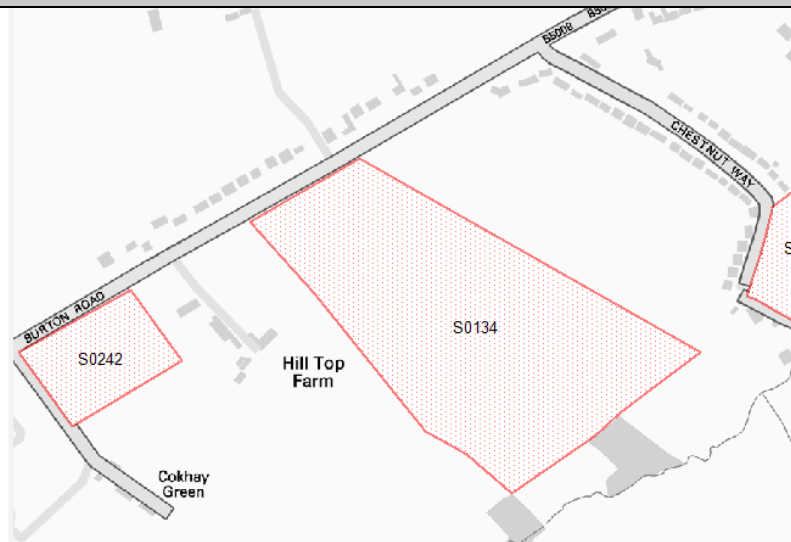
The site comprises greenfield land. It extends 1.62ha and is currently in single ownership. There is high developer interest.

### 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?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and 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 SD223 Trentside Slope Complex - Potential Wildlife Site SD0078 Well Lane Meadows is located within 500 of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution to open and recreation provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located with 1200m of the village centre. However Repton Primary School is 2.1km from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County 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 not located adjacent to the village; however the site is within 1.2km of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located within 400m of the site. - There is no off road cycle route adjacent to the site. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 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. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

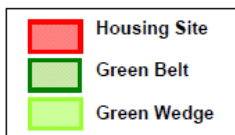
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone =No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> <li>-</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Land is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is well located in respect of an hourly bus service (bus stop within 400m of the site). The site is within 1.2km of the village centre however is 2.2km from Repton Primary School.</li> <li>- John Port School is 10.3km from the site</li> <li>- The site is more than 4km from the nearest major employment site.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.5km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- No HERS sites are located within the site. However HERS24547 Post Medieval Mill, Repton is located within 200m (to the south east) of the site and HERS24503 Crop marks of 2 U enclosures and linear features is within 250m to the north east of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees, a post and rail fence and Burton Road to the north, trees to the west and east and hedgerows to the south.</li> <li>- Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a


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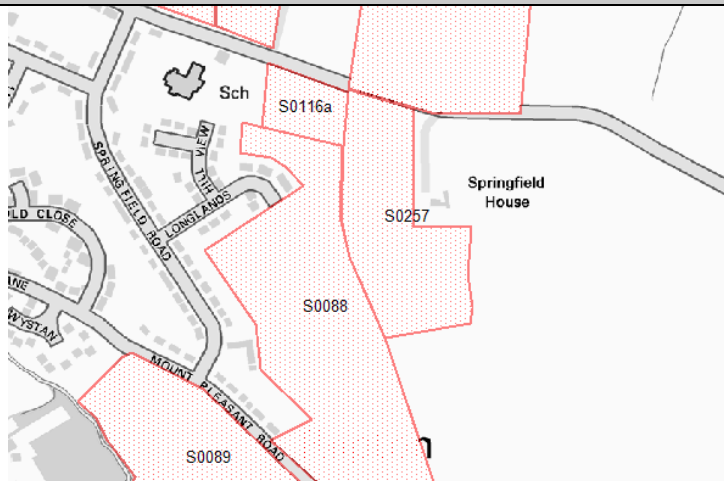
The site comprises agricultural land. It extends some 2.78ha and is currently in one ownership. There is high developer interest in the site.

### 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?		- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and 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 350m of SD079 Repton Small Fields.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected species or BAP species within 100m of the site. Potential for commuting and foraging bats and breeding birds on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- Withdrawn outline planning application 9/2014/1101 proposed new landscape planting and compensation planting, where required, utilising native, locally sourced species.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- Withdrawn outline planning application 9/2014/1101 suggested that affordable housing and a range of house types could be provided on site.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute toward on-site open and 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 contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.9km from the site,	
	Will it promote healthy lifestyles?		- The site is located within 800m of a primary school, within 1200m of the village centre, however more than 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 the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- one accident has been recorded on the on the local highway network over the most recently available five year period. The single accident (catergorised as 'slight' was recorded at the Milton Road junction with Springfield Road - concerns regarding site access have been identified by the transport Authority	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is 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 liaison with local Schools and County 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. - Outline planning application 9/2014/1101 proposes 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 sites are located adjacent to Part 1 allocation at Repton. The site is within 1200m of Repton Village Centre and more than 800m from a bus stop to Burton and Derby (An hourly weekday service and a Sunday Service). - There is no metalled footpath from the site to the village. The nearest footpath is located on Milton Road on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1101 states contributions towards education and health will be considered and open space will be provided on site. - 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?		- the traffic generation assessment confirms that the proposed development will generate a modest level of additional traffic movements on the local highway network. The impact of these additional trips is by the applicants Transport Assessment to be negligible	- 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 connecting Repton with Derby and Burton. Bus stop is located more than 800m from the site. - There is no off-road cycle route adjacent to this site. - There is no metalled footpath from the site to the village. The nearest footpath is located on Milton Road on the opposite side of the road to the site. - There is a PROW through the site. From east to west	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1101 reserves all matters except access.	- 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 conforms to emerging Policy BNE1 of the Part1 Local Pain.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have an impact</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Land includes best and most versatile land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within flood zone 1</li> <li>There is no indication of surface water flooding on the majority of the site. There contains a very small area less susceptible to surface water flooding along the southern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is within 1200m of the village centre, but more than 400m from a bus service.</li> <li>The site is more than 4km from the nearest major employment site.</li> <li>The nearest supermarket is the Co-operative in Willington, 3km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>Development is unlikely to affect the setting of any listed building or Repton Conservation Area</li> <li>No HERS sites are located within the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>the site is considered to have a low archaeological potential for the prehistoric and Roman period and low potential for the Medieval period</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>The site is located within the Melbourne Parklands Landscape Character Area</li> <li>Side could erode the separation between Repton and Milton</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by hedgerows and existing development (Milton Road to the north)</li> <li>The land parcel could contribute towards green infrastructure provision</li> <li>Outline planning application 9/2014/1101 (all matters reserved except access) proposed open space and landscaping provision within the site. However details of the scheme would be determined at reserved matters stage.</li> </ul>	

Version 1a

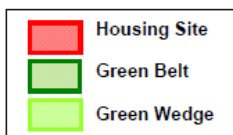
## Site S0273: Land at Cockhay Farm, Repton

### Description:

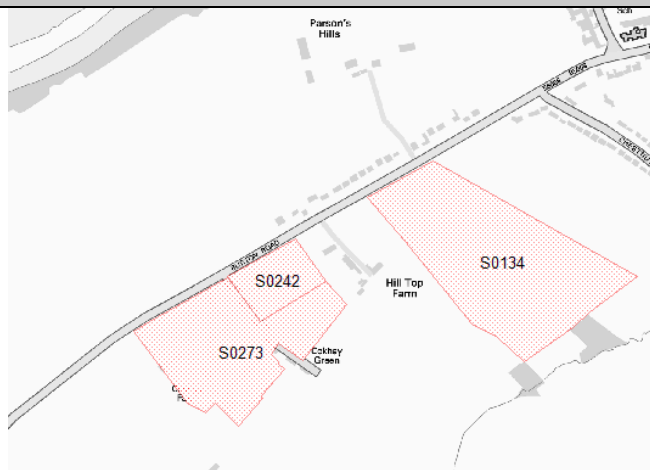
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

The site comprises agricultural land, equestrian premises and a dwelling. It extends 5.83ha and is currently in single ownership. There is low developer interest.

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and 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 SD223 Trentside Slope Complex - Potential Wildlife Site SD0078 Well Lane Meadows is located within 500 of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution toward 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 contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located just over 1200m of the village centre. However Repton Primary School is 2.1km from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County 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 not located adjacent to the village; however the site is within 1.2km of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located within 400m of the site. There is no off road cycle route adjacent to this site. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield 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 predominantly greenfield and there is very limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 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. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- 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?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone =No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> <li>-</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield</li> <li>- Land is likely to represent Grade 2 very good quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is well located in respect of an hourly bus service (bus stop within 400m of the site). The site is within 1.2km of the village centre however is 2.1km from Repton Primary School.</li> <li>- John Port School is 10.3km from the site</li> <li>- The site is more than 4km from the nearest major employment site.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.5km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- HERS24547 (post medieval windmill) is located within the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for underground archaeology in the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. But does include some previously developed land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



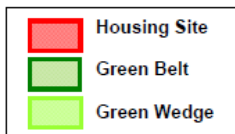
## Site S0278: Land at Bower Hill, Repton

### Description:

The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton.

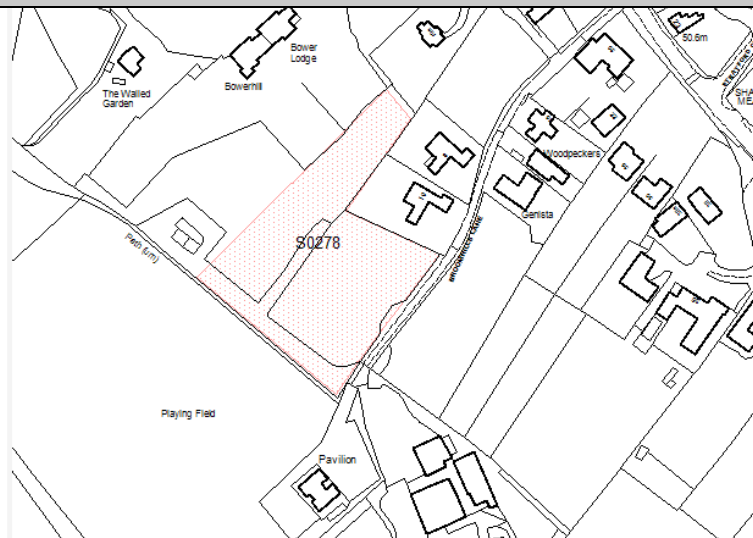
The site measures 0.6ha in size, is greenfield and is in single ownership.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- Development is more than 300m from the nearest local wildlife site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution toward the delivery of affordable housing to meet local needs due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Given local plan requirements development would be expected to make provision for a range of house sizes. However due to the sites size development would make no contribution towards the provision 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 South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could potentially make a small contribution toward open space improvements within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.5km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre and lies adjacent to a sports pitch. However Repton Primary School more than 1200m from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development would make no contribution towards the provision of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no metalled footpath along Broomhills Lane. - The site is located within 800m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards improved provision of education, open space and sports provision in the village. - It is unlikely that a site of this scale would deliver new facilities, but it could help to sustain established shops and 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?		- It is unlikely that a site of this scale would have any significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located within 800m of the site. There is no off road cycle route adjacent to this site. - There is no metalled footpath along Broomhills Lane.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - The area is part of a commercial roll out of fibre broadband. .	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 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 businesses located in Repton 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 greenfield and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development 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 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 conforms to emerging Policy BNE1 of the Part1 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. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have an impact</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development and its position adjacent to the built framework, impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> <li>-</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 2 very good quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of a bus service and the village centre, but is more than 1200m from Repton Primary School.</li> <li>- The site is more than 4km from the nearest major employment site.</li> <li>- The nearest supermarket is the Co-operative in Willington, 2.5km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- There are no registered sites or monuments within the site.</li> <li>- The eastern part of the site lies within Repton Conservation Area.</li> <li>- The Grange, a Grade 2 listed building, lies within 70m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan,</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site bounded by hedgerows to the west and contains trees to the north. Hedgerows, tree and other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- The land parcel would have an uncertain impact on green infrastructure provision due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

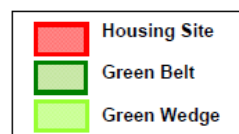
## Site: S0019. Site at Former Nursery, London Road, Shardlow

### Description:

The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

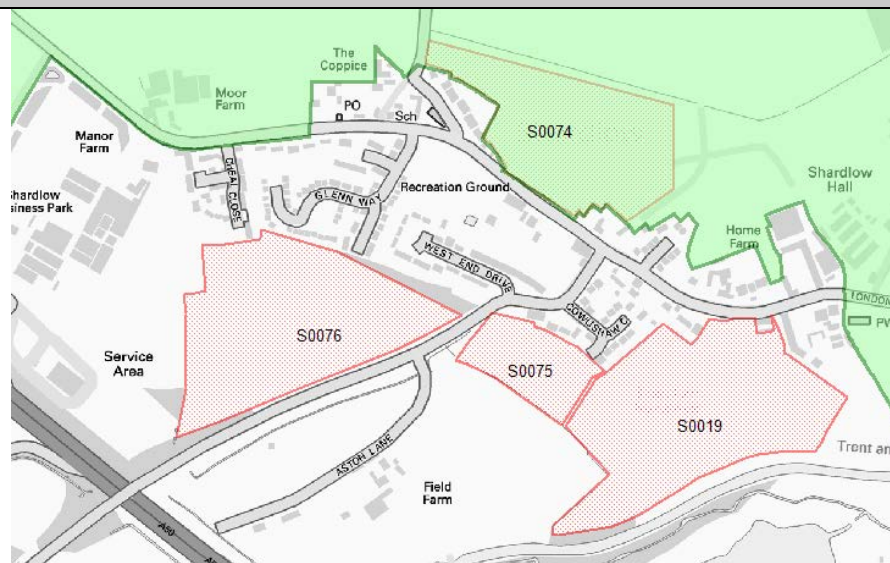
The site is a former nursery and contains telephone exchange, agricultural and residential land. The site is predominantly greenfield; however there is a small brownfield element where existing buildings stand. The site extends 6.69ha and is currently in single ownership, there is high developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- 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 750m of SD162 (Cavendish Bridge). - Potential Wildlife Site SDR6447 (Witches Oak Water) is 76m from the site.	
	Could development affect protected species or BAP priority species?		- Breeding birds are likely to be present within the trees and hedgerows on site. The Ecology Survey accompanying application 9/2014/1216 indicates that to minimise any potential impact or disturbance to protected breeding birds, any vegetation clearance should be undertaken outside the bird breeding season, i.e. from late August, and be completed by late February. - Trees surrounding the site are likely to be used by bats for commuting and foraging. These trees are to be retained as part of the landscaping of the site. If they are to be affected by any works a further investigation by a qualified tree climber is recommended to ascertain the trees' usage by bats. - The mosaic scrub on site is considered optimal for use by reptiles. The areas of scrub and grassland along with the drainage ditch are all considered likely to provide suitable habitat for foraging, commuting and resting reptiles. Due to the mosaic of habitats identified within the survey area, it is recommended that reptile surveys are carried out across the survey area to confirm presence/absence. - The riparian habitat of the Trent and Mersey Canal on the southern boundary could support water vole amphibious and otter with the habitats providing suitable locations for water vole burrows and otter holts within the banks and beneath the roots of mature bankside trees. A record of otter dated 2002 was returned 0.61km east associated with the Aston Brook/Trent confluence. Additional records dated from 2000 onwards until 2003 were also associated with the River Trent at Kings Mills and at Shardlow.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- The Ecology Survey submitted with application 9/2014/1216 indicates that landscaping should aim to mitigate the loss of trees and improve bird habitats on 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	Will it reduce the number of households waiting for accommodation?		- Planning application 9/2014/1216 proposes that the development should include 29 affordable homes for rent and shared ownership.	- Ensure policies support the delivery of appropriate mix



meet local needs	Will it increase the range and affordability of housing for all social groups?		- Outline planning application 9/2014/1216 proposes affordable housing on site and a mixed and housing types	and tenure of new homes in accordance with H19 and H20.
	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?		- The concept Master plan for application 9/2014/1216 proposes open 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 will contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent 1.8km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office and Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure 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 primary school is located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- 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. Outline planning application 9/2014/1216 proposes 30% affordable housing on site. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20

To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing villages. Bus stops are located opposite the site on London Road and provides an hourly bus service to Derby and Leicestershire, including a Sunday service.</li> <li>- There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall all within 800m of the site.</li> <li>- There is a metalled footpath adjacent to the site, which could connect the site the village services.</li> <li>- The nearest major employment area is within 3km at Castle Donington.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education provision in the village and will contribute toward open space provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The Transport Assessment submitted with planning application 9/2014/1216 indicates that impact on the highway network will be minimal.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service to Derby and Leicester, including a Sunday Service.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network. An existing PROW is adjacent to the west of the site. There are no established off-road cycle paths adjacent to the site.</li> <li>- There is a metalled footpath adjacent to the site, which could connect the site to village services</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is headroom at Shardlow WWTW to accommodate growth 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.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is available.</li> </ul>	
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general rural diversification policy in the Part 2 Local Plan</li> </ul>
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> <li>- Development would support the creation of construction based jobs on a temporary basis.</li> </ul>	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect and would be dependent upon the type of housing delivered.</li> </ul>	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		<ul style="list-style-type: none"> <li>- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.</li> </ul>	<ul style="list-style-type: none"> <li>- 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</li> </ul>
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> <li>- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).</li> </ul>	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> <li>- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow and surrounding villages.</li> </ul>	

To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> <li>- Site is likely to be too small to deliver additional shops or services within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure good connectivity to the village centre.</li> </ul>
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		<ul style="list-style-type: none"> <li>- The majority of the site is not previously developed and will not regenerate existing built up areas.</li> <li>- 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. Limited information has been provided by the site promoter, (application 9/2014/1216 is for outline permission, all matters reserved)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.</li> </ul>
	Will it provide potential to use locally available natural resources and materials?		<ul style="list-style-type: none"> <li>- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.</li> </ul>	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		<ul style="list-style-type: none"> <li>- There is potential (however limited) to reuse waste materials on site during the construction phase.</li> <li>- New development would lead to a general increase in waste generation during construction and operation phases of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.</li> </ul>
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> <li>- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout providing this information has been submitted by site promoters).</li> </ul>	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> <li>- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.</li> </ul>	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> <li>- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.</li> </ul>	<ul style="list-style-type: none"> <li>- Development would need to reflect Policy SD1 and SD2 of the emerging Part 1 local plan.</li> </ul>
	Will it help reduce the need for land won primary minerals, including sand and gravel?		<ul style="list-style-type: none"> <li>- There is potential (however limited) to reuse demolition waste on site. In addition the use of materials used overall could be reduced through the adoption of site waste management plans.</li> </ul>	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> <li>- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations.</li> <li>- The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that the site lends itself to natural drainage catchments and that there will therefore be no need for a SUDS scheme.</li> </ul>	
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 2 and 3a.</li> <li>- The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that the site may be susceptible to surface water flooding during a 1:100 year storm. The drainage system for the site will need to take account of this. There are areas of less and intermediate susceptibility to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would conform to existing requirements to retain runoff rates at greenfield levels. The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that development proposals for the site lend themselves to the natural drainage catchments for the site so no new connections are proposed to the sewerage network.</li> </ul>	

To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service and within 800m of the village school, recreation ground, post office and village hall.</li> <li>- The nearest major employment site is within 3km at Castle Donington</li> <li>- The nearest supermarket is within 4km at Castle Donington</li> <li>- Secondary School provision is located 6.9km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation although no information in this respect is provided with planning application 9/2014/1216.</li> </ul>	
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"> <li>- Development will affect Shardlow Conservation Area which is adjacent to the site and nearby listed buildings (Grade II Listed Shardlow Manor – which is adjacent to the site and Grade II listed Church of St James which is in within 100m of the site). Great care would be needed to protect views to the south from the manor towards the canal. There could be a significant impact on the setting of these Listed buildings in particular the manor and church of St James.</li> <li>- No HERS sites are located within the site, however HERS25203 Shardlow St James is within 50m of the site, HERS25208 Shardlow AP Pit Alignment Feature is adjacent to the western boundary of the site. HERS99002 The Trent and Mersey Canal is 20m from the site.</li> <li>- Scheduled Ancient Monument is located within 500m of site to the south west.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The Design and Access Statement submitted with planning application 9/2014/1216 Development will enhance local access towards the proposed amenity space at the southern end of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Green Belt.</li> <li>- The site is located within the Trent Valley Washlands Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north, pronounced hedgerow to the west, trees to the south west and trees and the canal to south and to a limited extent hedgerows and trees to the east.</li> <li>- Planning application 9/2014/1216 proposes trees and planting on site and an amenity space to the south and south east of the site.</li> </ul> <p>This land parcel could contribute towards green infrastructure provision.</p>	

Version 1d

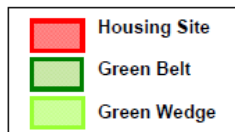
## Site: S0074. Land at London Road, Shardlow

### Description:

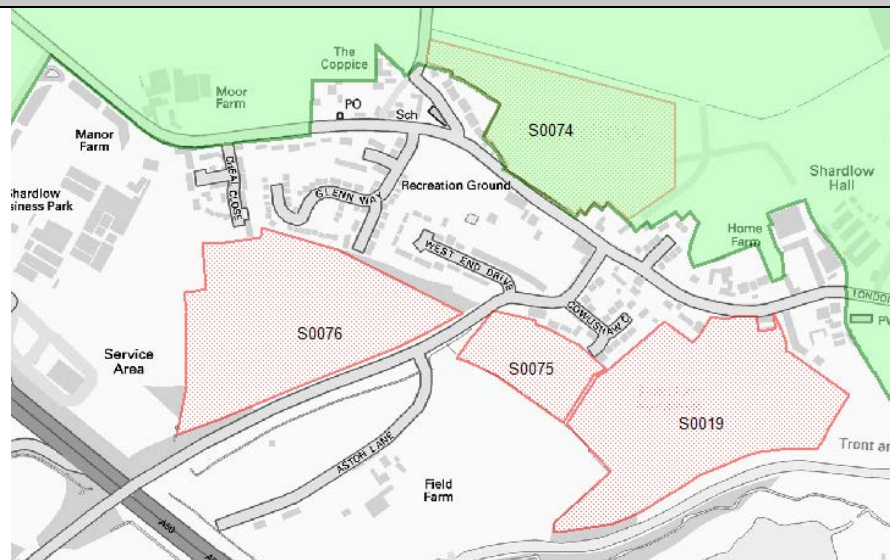
The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

The site is greenfield and is currently used as farmland. The site is 4.53h, is currently in single ownership and there is no developer interest in the site. In addition the site is located within Green Belt.

### 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 over 1km away at SD169 Bellington Wood	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data, needs updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent 3.2km from the site,	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located within 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure 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 located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.	- 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 opposite the site and provides an hourly service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground within 800m and a village hall within 1200m. - There is a metalled footpath adjacent to the site on London Road which could connect the site the village services	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development 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.	
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.	- 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 to Derby and Leicester, including a Sunday Service. - The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW to the east of the site. - There is a metalled footpath adjacent to the site on London Road, which could connect the site the village services - There is no off-highway greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow 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 area. - The contribution the site could make in respect of urban design, 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 providing this information has been submitted 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 3a and 2.</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- All village services and facilities are within 800m apart from the village hall, which is within 1200m. The site is within 400m of an hourly bus service and is within 800m of the village primary school, recreation ground and post office and within 1200m of the village hall.</li> <li>- Secondary School provision is located 7.2km from the site.</li> <li>- The nearest major employment site and supermarket lie within 4km at Castle Donington.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>- Development could affect Shardlow Conservation Area which is adjacent to the site and setting of nearby listed buildings (Grade II listed buildings: The Dower House, Barn and Cowshed, 83 London Road and the Dog and Duck Inn)</li> <li>- HERS25206 Earthworks West of Ambaston Lane covers the site. HERS 25212 Earthworks West of Ambaston Lane and HERS25213 Earthworks West of Bottom Wood are adjacent to the site and HER25295 Shardlow AP Circular Mark is within 100m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme. NR site visit</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- The site is located within the Green Belt</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and roads to the south and west, and to limited extent hedgerows to the north and east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

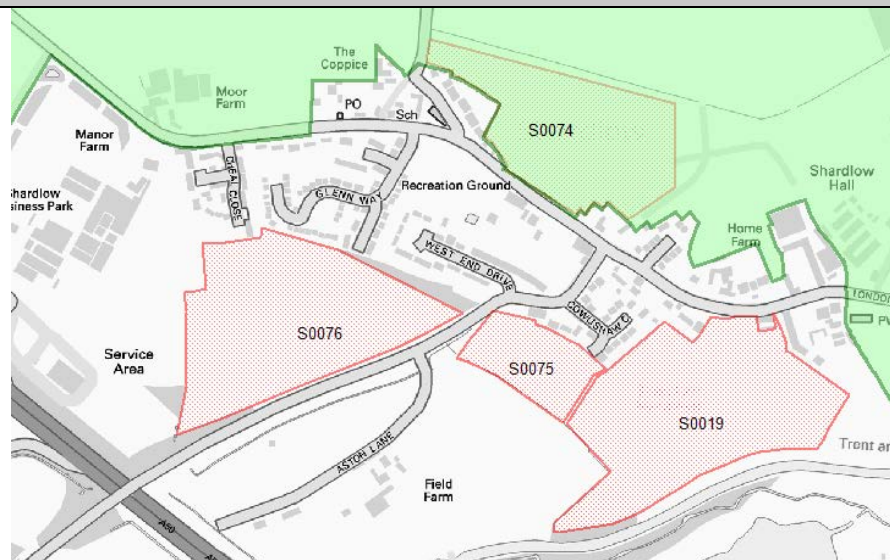
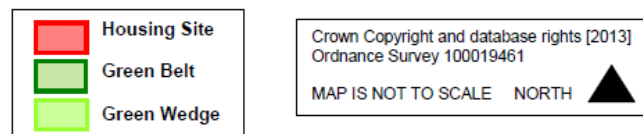
## Site S0075. Land at Cowlshaw Close and Aston Lane, Shardlow

### Description:

The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

The site is greenfield and is currently used as agricultural land. The site is 1.5ha, is currently in single ownership and there is no developer interest in the site.

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD162 Cavendish Bridge 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	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located over 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure 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 primary school is located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall, all within 800m except the village hall, which lies within 1200m. - 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 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.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this size would have a significant impact on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby and Leicester, including a Sunday Service. - The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW to the east and south of site. - There is no metalled footpath adjacent to the site. - There are no off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow 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 area. - The contribution the site could make in respect of urban design, 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase 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		- Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 3a. - The site contains areas of less and intermediate susceptible to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- 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?		- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is located within 400m of an hourly bus service and within 800m of the village school, recreation ground, post office. However is in excess of 1200m of the village hall. - The nearest major employment site and supermarket are located within 4km at Castle Donington. - Secondary School provision is located 7.2km from the site.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- HERS25208 Shardlow AP Pit Alignment Feature is located adjacent to the southern boundary of the site. HERS2502 Shardlow AP Features is located within 100m of the site and HERS25206 Shardlow AP Features is located within 200m of the site. - 420m from Scheduled Ancient Monuments - Impacts could be dependent on the detailed design and layout of the scheme but potential impact on setting of conservation area.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact, although the site lies close to the Trent and Mersey Canal Conservation Area.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing development to the north, trees to the east and south and hedgerow 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

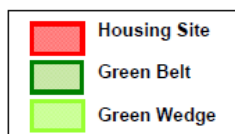
## Site: S0076. Land at Aston Lane, Shardlow

### Description:

The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

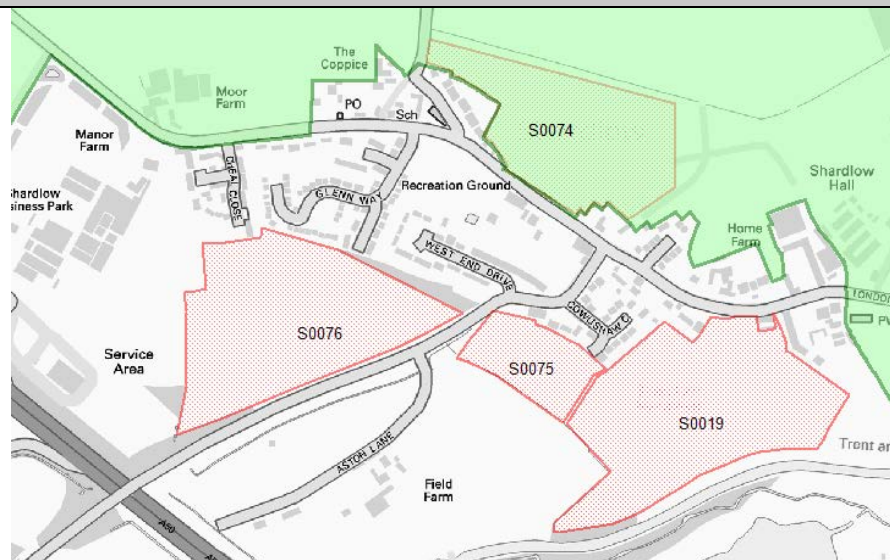
The site is greenfield and is currently used as agricultural land. The site is 6.6ha, is currently in single ownership and there is no developer interest in the site. In addition the site is located within Green Belt.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is approximately 1.5km away at SD167 Brickyard Plantation and Claypit.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute toward open space and recreation provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery of new healthcare facilities or expansion of health care facilities within 3km of the site. The nearest GP is located within Aston on Trent.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located over 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure 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 nearest primary school is located within Shardlow, which is exceeding capacity with 97 pupils attending the school with a capacity of 84 pupils. - The Long Eaton School is currently exceeding capacity with 1272 pupils attending the school which has a capacity of 1237.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing villages. Bus stops are located within 400m of the site which provides an hourly service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall. - There is a metalled footpath adjacent to the site on Aston Lane which could connect the site the village services	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development 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.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby and Leicester, including a Sunday Service. - The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW through the site from north to south and on part of the southern boundary of the site. - There is a metalled footpath adjacent to the site on Aston Lane, which could connect the site the village services	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow 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 area. - The contribution the site could make in respect of urban design, 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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase 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		- Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Part of the site lies within flood zone 2 and 3a and part of the site lies within flood zone 1. - There is no indication of surface water flooding on the majority of the site. There are however some area of less and intermediate susceptibility to surface water flooding on the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan -
	Will it reduce unmitigated release surface water runoff?		- 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?		- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is located within 400m of an hourly bus service and is within 800m of the village school recreation ground, and post office. However the site is over 1200m from the village hall. - Site lies within 4km of the nearest major employment area and supermarket at Castle Donington. - Secondary School provision is located 7.4km from the site.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation,	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		HERS2501 Shardlow AP Features is located within the site, HERS2505 Shardlow SP Circular Mark and HERS25210 Ridge and Furrow are adjacent to the site. and HERS25208 Shardlow AP Pit alignment feature is within 150m of the site. - Scheduled Ancient monument is located within 200m of the site. - Impacts could be dependent on the detailed design and layout of the scheme, but care would need to be taken to avoid impact on the setting of the nearby conservation area.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact, although the Trent and Mersey Canal Conservation Area lies nearby.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing development to the east, Aston Road and trees to the south and trees and hedgerows to the west and north 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.	

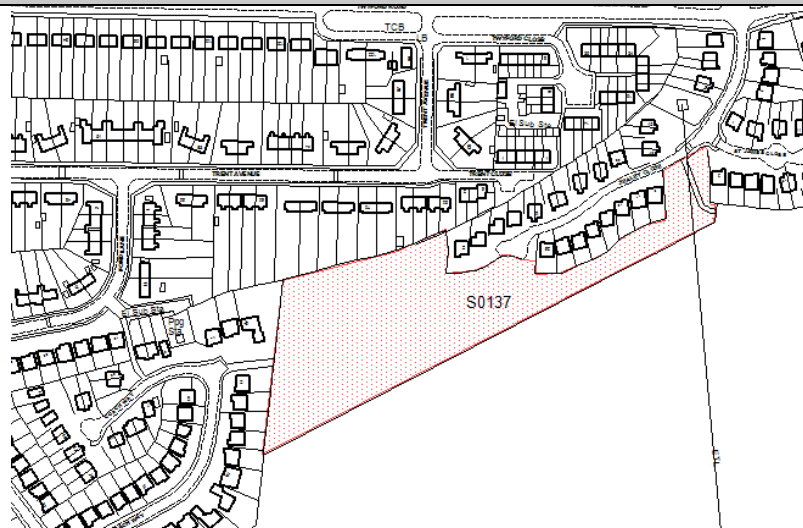
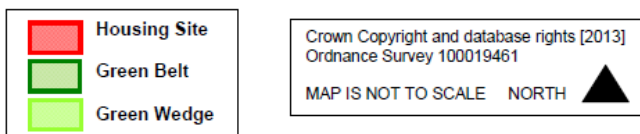
## Site S0137: Land at Sealey Close, Willington

### Description:

The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site is grassland situated to the rear of residential properties. It extends some 1.37ha and is currently in single ownership. There is no developer interest in the site.

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory 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 SD084 Sports Ground Marsh.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site 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 of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 3km of the site. The nearest GP is located in Willington, within 2km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, just outside 800m of Willington Primary school and just outside 1200m of Willington 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 will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. The site is within 800m of an hourly bus service to Burton and Derby. There is a Sunday service every two hours. - The site is within 1200m of Willington railway station, connecting to Derby, Nottingham, Burton and Birmingham, although services are relatively infrequent. - There are many local facilities (including a primary school, village hall, doctors surgery, supermarket, post office, outdoor leisure and public house), all within 1200m. - There is no metalled footpath from the site to the village centre (the nearest footpath is located at Sealey Close, however close to the A5132)	- 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. 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?		- Uncertain impact identified	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 800m of an hourly bus service to Burton and Derby. There is a Sunday service every two hours. The railway station is within 1200m, although services are infrequent. - There are no established off road cycle routes in this location. - There is no metalled footpath from the site to the village (the nearest footpath is located at Sealey Close, however close to the A5132)	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington 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 in accordance with INF2
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 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).	
	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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. - Site is likely to be Grade 3 good to moderate quality and/or Grade 4 poor quality agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies mainly within Flood Zone 3b and partly within Flood Zones 2 and 3a. - The site contains area of less and intermediate susceptibility to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field 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?		- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective due to increased reliance on private transport to access local services and facilities. - The site is within 1200m of the village centre on foot and just over 800m of Willington Primary School. - The site is within 800m of an hourly bus service. - The nearest supermarket is located in Willington within 1200m of the site on foot. Secondary school provision is at John Port Academy, 7km from the site. - The nearest major employment site lies within 4km of the site, at Toyota.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development is unlikely to affect the setting or any listed buildings or conservation areas. - Approximately half of the site is located HERS27919 Willington AP double ditched enclosure and pit alignment and other half is located HER27917 Cropmarks. - Impacts could be dependent on the detailed design and layout of the scheme.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within Trent Valley Washlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing development to the north, west and east and by a post and rail fence 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.	



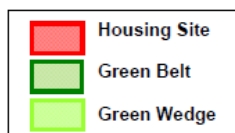
## Site S0237: Land at the Castle Way, Willington

### Description:

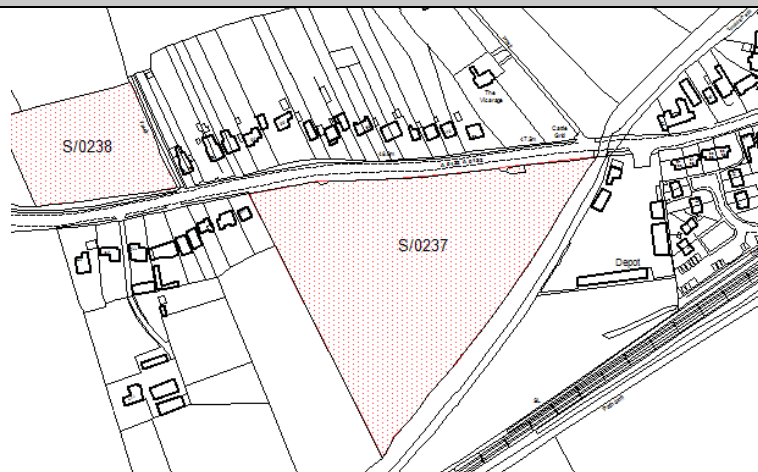
The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site comprises of agricultural land. It extents 2.59ha and is currently in single ownership. There is no developer interest in the site.

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD390 Highbridge Wetlands. - The site is adjacent to Potential Wildlife site 99002 The Trent and Mersey Canal.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	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 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 could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, 1km of the site.	
	Will it promote healthy lifestyles?		- Site is within 400m of the village centre. However the entrance to Willington Primary School is located within 1200m of the site on foot and a sports pitch is within 800m of the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known how development will affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 500m of the site. - There are many local facilities (including a primary school, village hall, supermarket, post office, outdoor leisure and public house). - There is no footpath immediately adjacent to the site. The closest footpath ends before the north east corner of the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 500m of the site, although services are infrequent. - The provision of additional pedestrian/cycle links could improve the local PROW network. - There are no off road cycle routes adjacent to the site. - There is no footpath immediately adjacent to the site. The closest footpath ends before the north east corner of the 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 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington 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 in accordance with INF2
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 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).	
	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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective due to increased reliance on private transport to access local services and facilities.</li> <li>The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre. The nearest supermarket is located within 500m of the site.</li> <li>The nearest major employment site lies within 3km, at Toyota.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>Development could affect the setting of the Trent and Mersey Canal, which is adjacent to the site. Development would need to be pulled away from the canal and a strong buffer retained to avoid detrimental impact on its setting and rural character at this point.</li> <li>No HERS are located on the site, however HERS99002 The Trent and Mersey Canal is adjacent to the site, HERS 27928 Willington is located 100m to the south of the site and HERS27923 Willington Quarry is located 200m to the west of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of low sensitivity according to the County Council's Areas of multiple environmental sensitivity</li> <li>The site is located within Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by Castle Way and hedgerows to the north, hedgerows to the east and the Trent and Mersey Canal to the south east.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

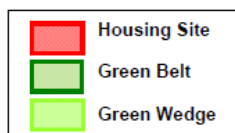
## Site S0238: Land at the Castle Way, Willington

### Description:

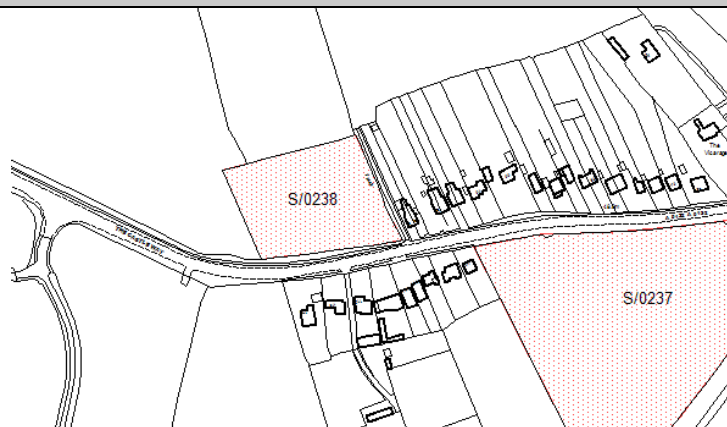
The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site comprises of agricultural land. It extents 0.75ha and is currently in single ownership. There is no developer interest in the site.

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservations (County Wildlife Site) is located 340m of SD390 Highbridge Wetlands. - The site is within 300m of Potential Wildlife Site SDR6408 Trent and Mersey Canal.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make no contribution towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site. However given the local plan requirement development would be likely to deliver a range of house sizes. However due to the size of the site, the site would make no contribution towards the provision 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 on site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, 1km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of Willington village centre. However the entrance to Willington Primary School is located 1200m from the site on foot and a sports pitch is within 1km of the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site, the site would provide no contribution towards affordable housing. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site. - There are many local facilities (including a primary school, village hall, supermarket, post office, outdoor leisure and public house). - There is a metalled footpath adjacent to the site on Castle Way, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on highway congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site, although services are infrequent. - There are no established off road cycle routes adjacent to the site. - There is a metalled footpath adjacent to the site on Castle Way, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington 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 in accordance with INF2
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 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).	
	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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to average quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly or better bus service and within 800m of Willington Village Centre, including the supermarket.</li> <li>- Secondary school provision is at John Port is 4.8 km from the site</li> <li>- The nearest major employment site lies within 3km, at Toyota.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> <li>-</li> </ul>	
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"> <li>- No HERS are located on the site, however HERS27923 Willington Quarry is located within 40m of the site and HERS99002. The Trent and Mersey Canal is located within 300m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Castle Way and hedgerows to the south, and hedgerows to the hedgerows to the east, west and north.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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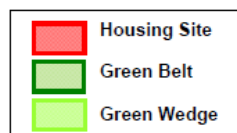
## Site S0266: Land at King Fisher Lane, Willington

### Description:

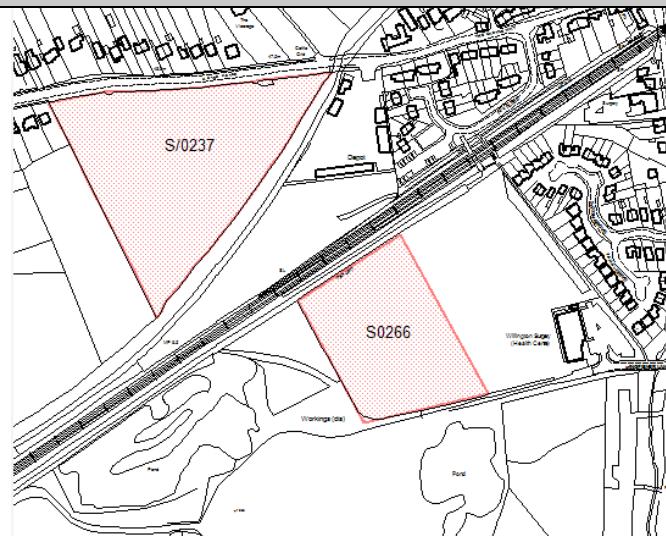
The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

The site comprises a restored minerals extraction site, - a greenfield site. It extends 1.7ha and is currently in single ownership. 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?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD382 Willington Wetlands.	
	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 of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, within 200m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Willington Village Centre and within 1200m of a sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is a known need for affordable housing in this location.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop on, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site. - There are many local facilities (including a primary school, village hall, supermarket, post office, outdoor leisure and public house). - It is anticipated that the village centre would be accessible from the site via a metalled footpath following construction of adjacent consented residential development to the east.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. - 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 have on highway congestion	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of bus stop, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site, although services are limited.. - There are no established off road cycle routes in this location. - It is anticipated that the village centre would be accessible from the site via a metalled footpath following construction of adjacent consented residential development to the east.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington 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 in accordance with INF2
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 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).	
	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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre, however is within 1200m of Willington Primary School. The nearest supermarket is located within 500m of the site</li> <li>The nearest major employment site is Toyota, which lies within 3km of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>The site is covered by HERS27928 Willington -. In addition the site is located within 100m of HERS99002 The Trent and Mersey Canal.</li> <li>The Trent and Mersey Canal Conservation Area is located within 100m of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by trees and the railway line to the north and Kingfisher Lane to the south. The development is open to the north and east, however existing housing development is currently being constructed to the north of the site.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

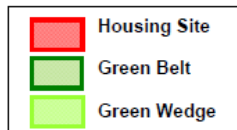
## Site S0282: Land at King Fisher Lane, Willington

### Description:

The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

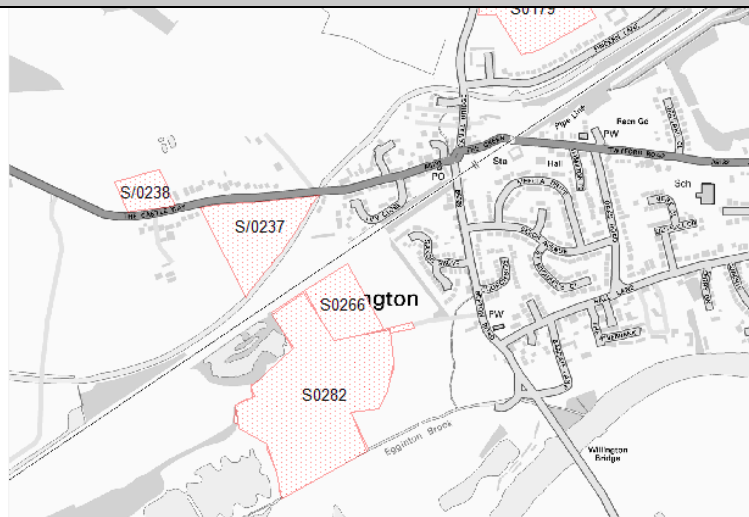
The site is greenfield and extends 7.81ha.

#### 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	- Part of County Wildlife Site SD382 Willington Wetlands is located within Willington wetlands. The site is within 100m of SD390 High bridge Wetland.	
	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 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 could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, within 200m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Willington Village Centre and within 1200m of a sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - Willington Primary School is exceeding capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is a known need for affordable housing in this location.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop, which provides an hourly service to Derby and Burton and a service every two hours on Sunday. Willington railway station is within 800m of the site. - The supermarket, post office, village hall and pub are within 800m and the primary school within 1200m. - The site could potentially connect to a metalled footpath following construction of adjacent consented residential development to the north east.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion. This would need to be the subject of a Transport Assessment.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of bus stop, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 800m of the site, although services are limited.. - There are no established off road cycle routes in this location. - The site could potentially connect to a metalled footpath following construction of adjacent consented residential development to the north east.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding 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?		- Development would support the creation of construction based jobs on a temporary basis.	
	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 (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington 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 in accordance with INF2
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 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).	
	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?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>The Southern part of the site is located within flood zone 3b and 3a, a large proportion of the site is flood zone 2 and the northern part of the site is located within flood zone 1.</li> <li>There is no indication of surface water flooding on the site</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre, however is within 1200m of Willington Primary School. The nearest supermarket is within 500m from the site.</li> <li>The nearest major employment site is Toyota, which lies within 3km of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
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"> <li>The site is covered by HERS27928 Willington -. In addition the site is located within 70m of HERS99002 The Trent and Mersey Canal.</li> <li>The Trent and Mersey Canal Conservation Area is located within 70m of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by the railway line to the northwest and trees and hedgerows to the south and west. The site is not contained to the east.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a