

# **LOCAL SERVICE VILLAGES**

# **Site: S0065. Land off Mill Street, Coton in the Elms**

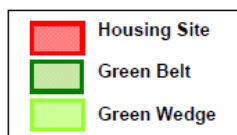
## **Description:**

The village of Coton in the Elms lies towards the south of the District, and is located approximately 11km south of Burton upon Trent. Coton in the Elms is a small village in an area rural in character.

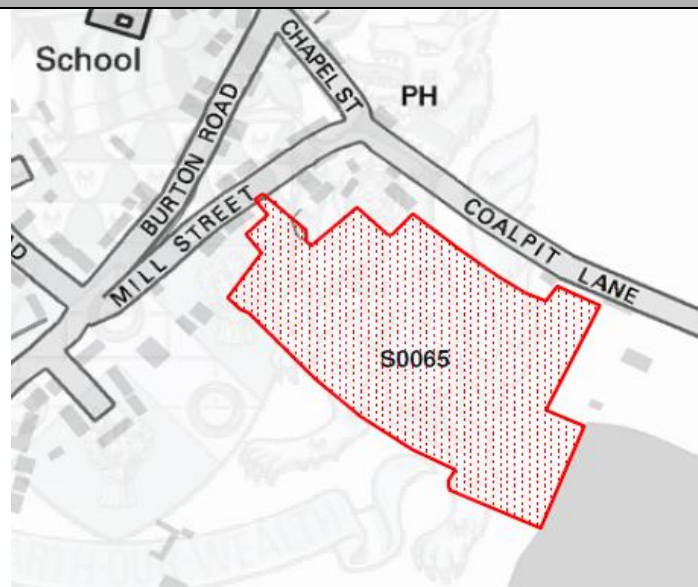
There are no other sites within Coton in the Elms that have been included in the SHLAA.

The site is a greenfield site and currently agricultural land. The site of 2.45ha is in multiple ownership, however the owners are all willing to develop the site for residential use, although at present there is no developer interest.

### **Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD384, Church Street, Grassland. - Potential Wildlife Site is within 300m of SDR6286 Long Furlong Farm 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 data 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 is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a 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>- There are existing healthcare facilities which are located at Rosliston (within 1700m of the site).</li> <li>- Development could potentially contribute towards the provision of, or expansion of existing facilities within 3km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre however the site is located within 800m of a convenience store, Coton in the Elms Primary School, Village Hall and Public House, but it is in excess of 1200m from a 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> </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 development of the site would have an uncertain impact in respect of reducing accidents and improving safety within or around the site and would be largely determined by the detailed design and layout of development schemes.</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 Primary School is within Coton in the Elms. The School has some space capacity with 126 pupils attending the school with a capacity of 140 pupils.</li> <li>- The nearest secondary school is the William Allit School, which is exceeding capacity with 973 pupils attending the school with a capacity of 945 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>	
o promote social 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 indicated that the site could be viable for housing development. However, the impact on viability of the gradient 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>- Although bus stops are within 400m, the bus service is only two hourly. The village has only limited facilities, including a primary school, shop, village hall, pub, open play space and mobile library service</li> <li>- There is an existing footpath adjacent to the site on Mill Street, however there is no metalled footpath on Coalpit Lane.</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 improved 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.</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 in respect of congestion on the local road network.</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 existing bus service is infrequent and the site provides no opportunity to connect to existing or proposed off road cycle provision.</li> <li>- There is an existing footpath adjacent to the site on Mill Street, however there is no metalled footpath on Coalpit Lane.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is headroom at Clay Mills WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</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 the 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 business located within Coton in the Elms 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 onsite, although the overall use of materials could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 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 a slight temporary increase in noise levels 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, but is unlikely to comprise the best and most versatile land (likely to be Grade 3)</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>- A very small element of the western boundary of the site is located within flood zone 2 and 3a, however the majority 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 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 and a local shop, although bus services are infrequent and it is in excess of 4km away from the nearest large scale employment areas. The site is also poorly located 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 any listed buildings.</li> <li>- No HERS sites are located within the site. However HERS18308 Ridge and Furrow, south west of school is located within 65m of the site.</li> <li>- Uncertain potential for in ground archeology 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 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>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

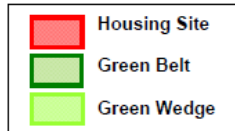
## Site: S0275. Land at Landown Farm, Findern

### Description:

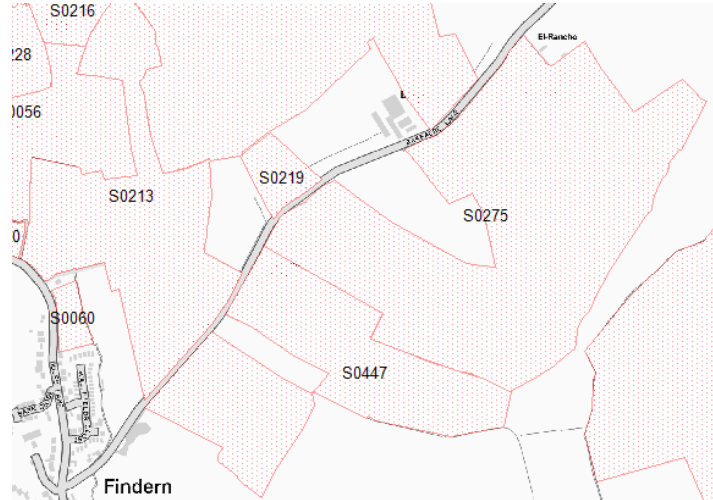
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises agricultural land. The site measures 31.04ha, and is currently in single ownership. There is high developer interest in the site. The site is crossed by power lines.

#### 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	- Site is further than 300m from the nearest non statutory wildlife site. The closest County Wildlife Site is 850m away SD155 Kirbys Triangle.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. 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 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	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	
To improve the health and well-being of the population	Will it improve people's health or wellbeing?	No	- Development has potential to deliver improvements to open space and/or local sports 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	No	- Development would make no contribution toward the provision or expansion of healthcare facilities within 3 km of the site.	



	additional facilities for new residents?			
	Will it promote healthy lifestyles?		- Development would be within 1200m of a local centre and excess of 1200m of school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The 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 Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 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. - There is an identified need for affordable housing in Findern.	- 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, but will be located within 1200m of Findern village centre. Bus stops are located within 900m and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 900m of the hourly bus service connecting Findern to Derby. - There is no metalled footpath adjacent to the site - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over 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 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 Findern 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 small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is not previously developed and will not regenerate existing built up 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?		- With the exception of the existing farm house, the site is greenfield and there is almost 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 = 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 in this rural location, during site development and occupation	
	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 although given the nature of the proposed site use levels are unlikely to be significant. .	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is predominantly greenfield. Land is likely to be agricultural classification 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?		- Site is located within flood zone 1 - There is no indication of surface water flooding on the majority of the site. However there are some 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 within 1200m of the shop and post office and within 900m of an hourly bus service. However, the primary school is located over 2km away and 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 will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for in ground archaeology in this area	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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.	-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 majority of the site is located within the Needwood and South Derbyshire Calylands Landscape Character Area and part of the site is located within the Trent Valley Washlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is mainly contained by hedgerows and trees and Bakeacre Lane 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.	

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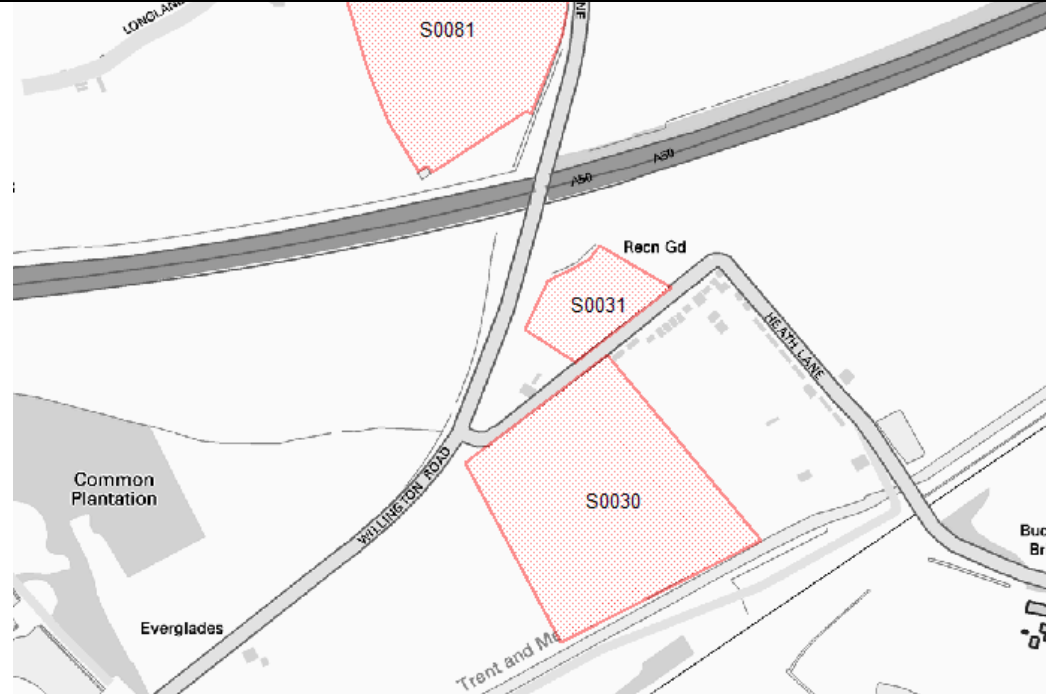
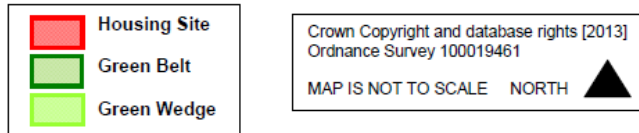
## Site: S030. Willington Road, Findern

### Description:

The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

The site comprises agricultural lane. It extends some 5.15ha 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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD395 Yew Tree Meadows and SD086 Findern Meadows.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site would contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could 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 will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site could contribute toward open space and recreation provision both on site and within 1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- 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 Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 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 indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- 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 settlement. The site is within 1200m of the village centre. - The site is located within 400m of an hourly bus service to Derby and Burton. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision). - There is a metalled footpath opposite the site 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 toward the provision of education, open space and sports provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby. - There is a metalled footpath opposite the site which connects the site to the village. - There are no established off-road cycle paths adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over 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 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 Findern 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 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 in this rural location, during site development and occupation, although is likely to be consistent with illumination from surrounding developments.</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 and post development noise generation would be consistent with surrounding development. .</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 agricultural classification 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>- Site lies within Flood Zone 1.</li> <li>- The majority of the site contains areas of less, intermediate 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 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 400m of an hourly bus service and within 1200m of the village centre,</li> <li>- The nearest employment site is Toyota, which is less than 4km away.</li> <li>- The nearest supermarket is at Willington some 2km 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 any listed building. However the Trent and Mersey Canal Conservation Area is located to the south of the site.</li> <li>- HERS19901 Willington Road covers most of the site and HERS99002 Trent and Mersey Canal is to the south 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 could offer potential to enhance local PROW access to the Trent and Mersey Canal.</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 secondary 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 the Trent and Mersey Canal to the south, Willington Road to the north and hedgerows to the east 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>	

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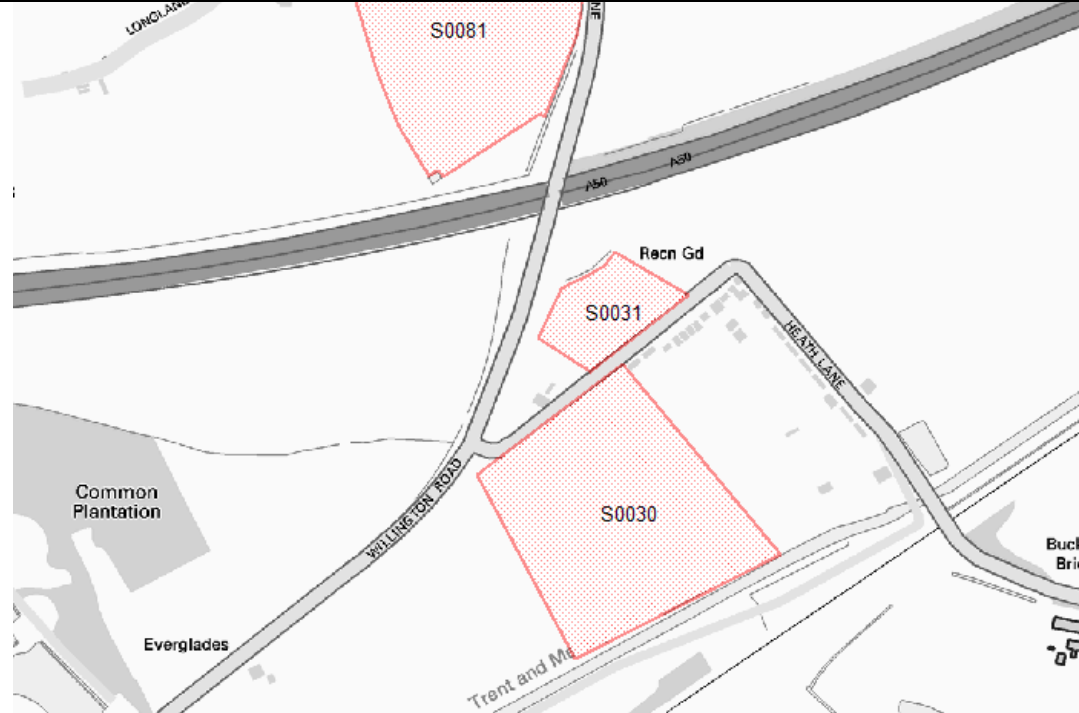
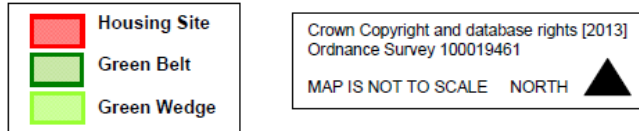
## Site: S0031. Heath Lane, Findern

### Description:

The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

The site comprises agricultural land and a paddock. It extends some 1.01ha and is currently in single ownership. There is no developer interest.

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- County Wildlife Site SD395 Yew Tree Meadows covers the site and County Wildlife Site SD086 Findern Meadows 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)?	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	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could 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 will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development could improve open space and recreation provision both on site and within 1200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- 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 Findern Primary School, which has some space capacity with 154 pupils attending the school with a capacity of 180 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 Findern.	- 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 Findern. The site is within 400m of an hourly bus service to Derby and Burton - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education. 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?		- Uncertain impact identified	- 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 the hourly bus service connecting Findern to Derby. - There is no metalled footpath adjacent to the site. - There are no established off road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over 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 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 Findern 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 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 occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses. The proximity of the site to the A50 could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. Land is likely to be agricultural classification Grade 2 – very good 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 majority of the site is less 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 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 within 400m of an hourly bus stop and within 1200m of the village centre. - The nearest employment site, Toyota, lies within 4km. - The nearest supermarket, at Willington, is about 2km 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?		- Development will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for in ground archaeology in this area	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could offer potential to enhance local PROW access to 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?		- 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 the Trent Valley Washlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by Willington Road to the south and hedgerows to the south east and west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

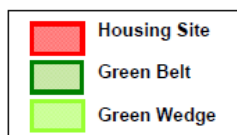
## Site S0067. Field off Porter Lane, Findern

### Description:

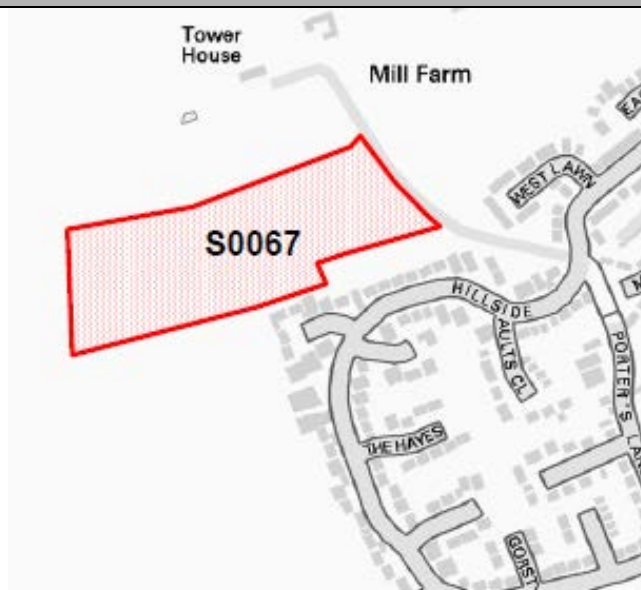
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises an agricultural field, elevated above surrounding land and sloping to the south. The site extends 2.95ha and is currently in single ownership, with high developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision both 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 will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including sports pitch and village centre, however is in excess of 1200m of a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety, which will be largely determined by the detailed design and layout of the development.	
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 Findern Primary School, which has some space capacity with 154 pupils attending the school with a capacity of 180 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 indicated that the site could be viable for housing development. However the impact on viability of the gradient and access issues would need further assessment. - There is an identified need for affordable housing in Findern.	- 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, and will be located within 800m of Findern village centre. Bus stops are located close to the site (within 800m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road. - There are employment opportunities at Toyota in Burnaston and at various locations within 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 will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would be of too small a scale to have a significant impact on congestion on the strategic or local road networks.	- 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 the hourly bus service connecting Findern to Derby.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - 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 Findern 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.	- 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 occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield and is likely to be 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 is located within flood zone 1 - There is no indication of surface water flooding on the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 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. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- There is a village shop and post office, but the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly located in respect of supermarkets and secondary school provision. The site is within 800m of an hourly bus service.	- 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 any listed buildings. - No HERS sites are located within the site - Uncertain potential for in ground archaeology in this area	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could offer potential to enhance local PROW access to 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?		- 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 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 sloped to the south	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site has largely open boundaries, with hedgerows adjacent to Porter's Lane to the east and established development to the south east. - Hedgerows could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

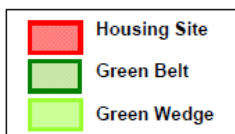
## Site S0081. Field No.6110 (Heath Farm), Heath Lane, Findern

### Description:

The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

The site comprises agricultural land that contains agricultural buildings, including a farmhouse to north of site. There is also a public footpath through the site and a Tree Preservation Order which covers the western boundary. The site extends some 4.68ha and is currently in single ownership; there is low developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and or local sports provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of the village centre and sports pitch, however is in excess of 1200m from Findern Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
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 Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 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 indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- 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, and will be located within 400m of Findern village centre. Bus stops are located close to the site (within 400m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 congestion on the strategic or local road networks.	- 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 the hourly bus service connecting Findern to Derby.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - 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 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 Findern and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that the development would deliver additional 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. 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 occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses. The proximity of the site to the A50 could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield and is likely to be classified as 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 is located within flood zone 1. - The south of site is located within 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 with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is within 400m of an hourly bus service, a shop and post office, but the primary school is away from the settlement and 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 will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for below ground archaeology in this area.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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 the 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 landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a



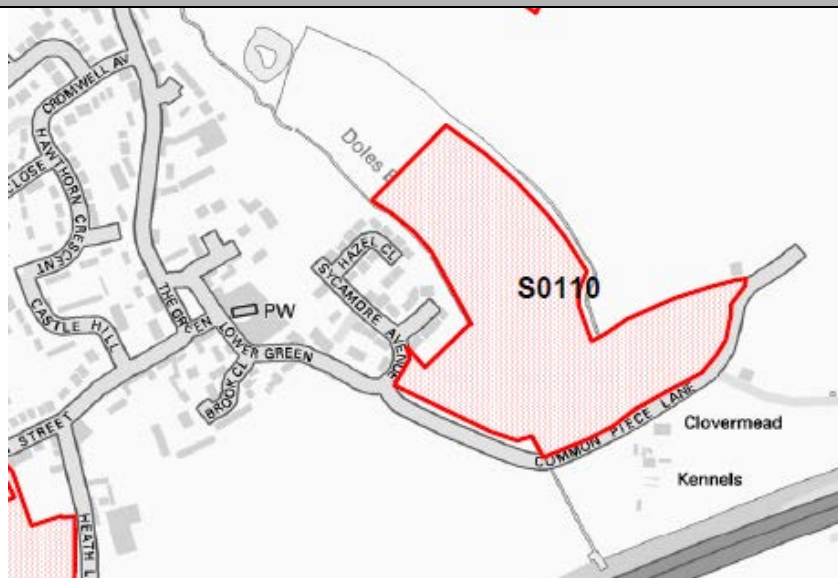
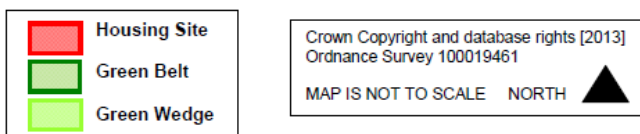
## Site: S0110. Land off Common Piece Lane, Findern

### Description:

The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises a mixture of allotments, agricultural land and unimproved meadow land, which is protected under the BAP for lowland Derbyshire. The site extends some 5.29ha and is currently in single ownership. The site is constrained by a brook and electricity pylons running through the site, the site sloping sharply to the west and part of the site being in Flood Zones 3a and 3b.

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located more than 300m from the nearest non-statutory wildlife site.	
	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 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 includes provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improved access to or deliver new formal and informal open space on site or within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of the village centre and sports pitch. However the primary school is in excess of 1200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety. .	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 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 Findern.	- 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, and will be located within 800m of Findern village centre. Bus stops are located close to the site (within 400m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road. - There are employment opportunities at Toyota in Burnaston and at various locations within 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 will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 congestion on the strategic or local road networks.	- 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 the hourly bus service connecting Findern to Derby. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - 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 Findern and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that the proposal would deliver 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. 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 and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, Land 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 3b, 3a and 2. Housing development could be located outside of land within flood zone 3b. - The sit contains areas of less, intermediate and more 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 with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is relatively well located in respect of the shop and primary school and is within 400m of an hourly bus service, but the primary school is outside the village and the site is in excess of 4km away from the nearest large scale employment areas. It 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 will not affect the setting of any conservation area or listed buildings. - HERS sites 19911 (possible Fishpond) located to the east of the site - Uncertain potential for in ground archaeology	- 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 lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area.	
	- Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

- Version 1b

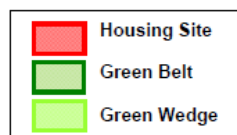
## Site: S0247. Land at Landown Farm, Findern

### Description:

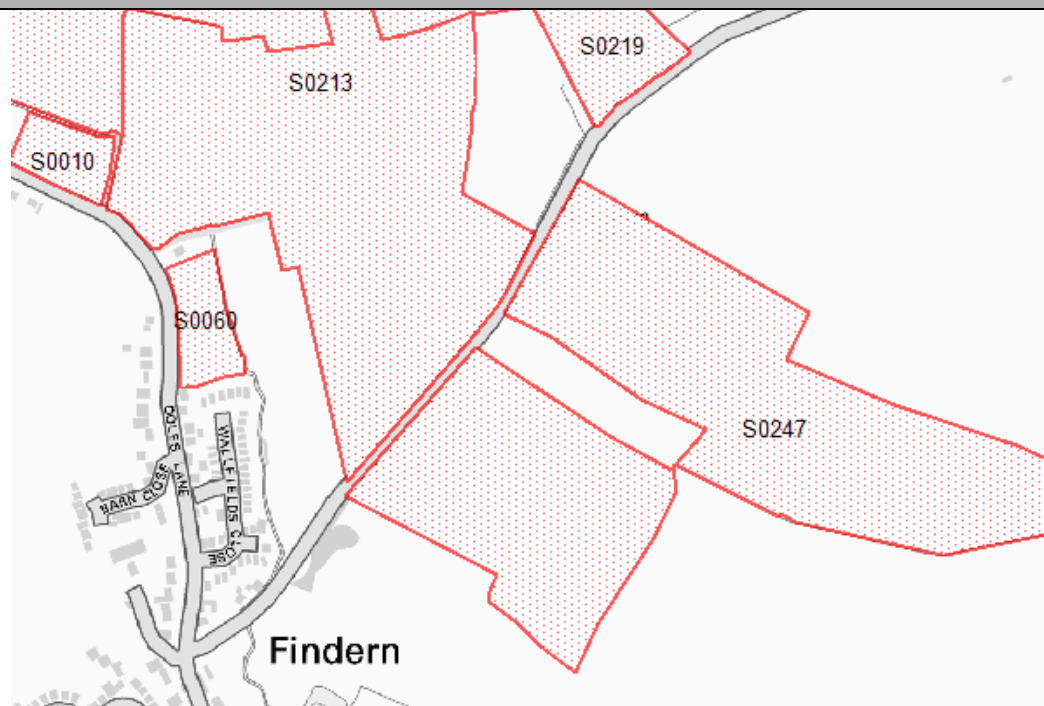
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises agricultural land with the following use class on part of the site: light industrial use class -B2/B3/B4, business use class - B1 and equestrian use class - D2. The site extends 15.1ha, slopes slightly to the north 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?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is further than 300m from the nearest non statutory wildlife 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 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 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	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision 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 will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site has potential to deliver open or recreation space on 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?		- Development will have uncertain effects in respect of the highways safety. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
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 Findern Primary School, which has some spare capacity with 154 pupils attending the school with a capacity of 180 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 indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- 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, but will be located within 1200m of Findern village centre. Bus stops are located within 800m and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwell, almost 10km away by road. - There are employment opportunities at Toyota in Burnaston and at various locations within 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 will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- This is a large site which could impact on traffic congestion on the local and strategic road networks, although further consideration would be needed to determine the extent of this and any potential for mitigation.	- 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 the hourly bus service connecting Findern to Derby. - There is no cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of commercial roll out of fibre broadband.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved 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 Findern 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 small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 = 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 in an area dislocated from the built up area of findern	
	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 although given the nature of the proposed site use levels are unlikely to be significant. .	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. Land is likely to be agricultural classification Grade 3. (undifferentiated)	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is located within flood zone 1 - There is no indication of surface water flooding on the majority of the site. However there are some 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 within 1200m of the shop and post office and within 800m of an hourly bus service. However, the primary school is located over 2km away and 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 will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for impacts on in ground archaeology in this area	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- No apparent opportunities.	- 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 lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is mainly contained by hedgerows and trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

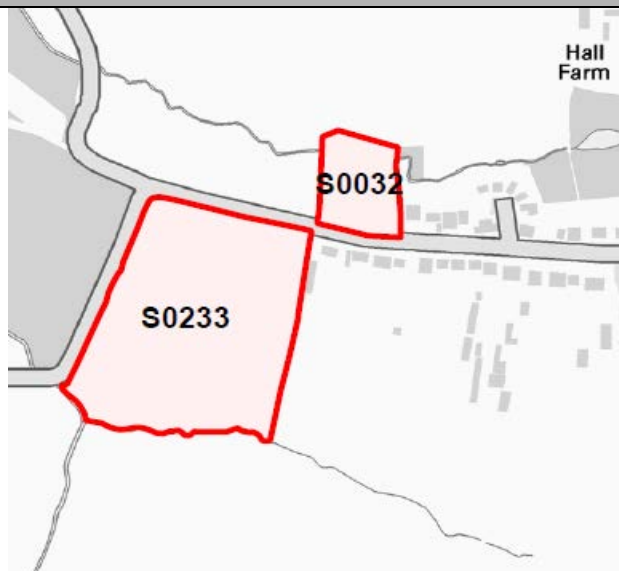
## Site: S0032. Land west of 124 Repton Road, Hartshorne

### Description:

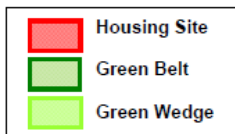
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

In total there are five sites in the village capable of accommodating growth, ranging from 0.34ha to 5.63ha.

This site is a vacant field and a stream runs parallel to the northern boundary of the site. The site is 0.65ha and is physically constrained by its sloping to the north, heavy planting on the northern area and by the stream and pond. Part of the site lies in Flood Zone 3a. Access to the site is not constrained. The site is in single ownership and there is high developer interest in the site.



### Key



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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site 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 more than 400m of SD367 (Caulkley Wood). - Potential wildlife site SDR6278 Repton Road Field is located to the west of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The site would make no contribution towards the delivery of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirement development would be expected to deliver a range of house sizes. However due to sites size, the site would make no contribution towards the delivery of affordable housing to meet local needs.	
	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 improvements to open space and/or local sports 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 will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 800m of key services including the Village Hall and Primary School. However is in excess of 1200m of a 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 will have uncertain effects in respect of the highways safety.</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 Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils.</li> <li>- The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 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>- Development would make no contribution towards the delivery of affordable housing to the site size.</li> <li>- There is a known need for affordable housing in this part of the district.</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>- There are some local facilities (including a primary school, village hall, outdoor sports provision and a mobile library service within 800m.</li> <li>- Secondary School provision is at Granville School in Midway, some 3km away.</li> <li>- There are employment opportunities in Swadlincote and Woodville, less than 4km away.</li> <li>- The closest metalled footpath is located to the east of the site at 124 Repton 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 open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this scale would deliver new services and facilities.</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 is unlikely to significantly affect local or strategic 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 Swadlincote and Derby (including a Sunday service) within 800m of the site.</li> <li>- The closest metalled footpath is located to the east of the site at 124 Repton Road.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known electricity or gas 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 Hartshorne 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 Aston village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is 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 not known whether development would deliver water quality benefits.</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 regeneration 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 majority of the site lies within flood zone 1. However from east to west near the north of the site lies a band of land located within flood zone 2 and 3a. Along this band also lies an area of less, intermediate and more susceptible 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 to existing requirements to retain runoff rates at green 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 bus service and primary school. The secondary school is 3km away. There are local shops in Midway and Woodville, whilst Swadlincote represents the nearest significant shopping centre. The nearest employment centre is 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.</li> <li>- There are no HERS sites within the site. HERS 20226 Repton Road, Earthworks is located immediately to the west of the site and 20227 Hall Farm, Building Platform is located to 133m to the north west of the site.</li> <li>- Any impact may be dependent upon site layout and design, as yet unknown.</li> <li>- Uncertain potential for below 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 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 secondary sensitivity according to the County Council's Areas of multiple environmental sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire 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 housing development to the east, trees to the north and hedgerows to the 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



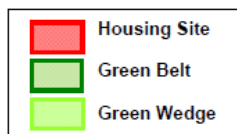
# **Site: S0052. Land off Main Street A514, Hartshorne**

## **Description:**

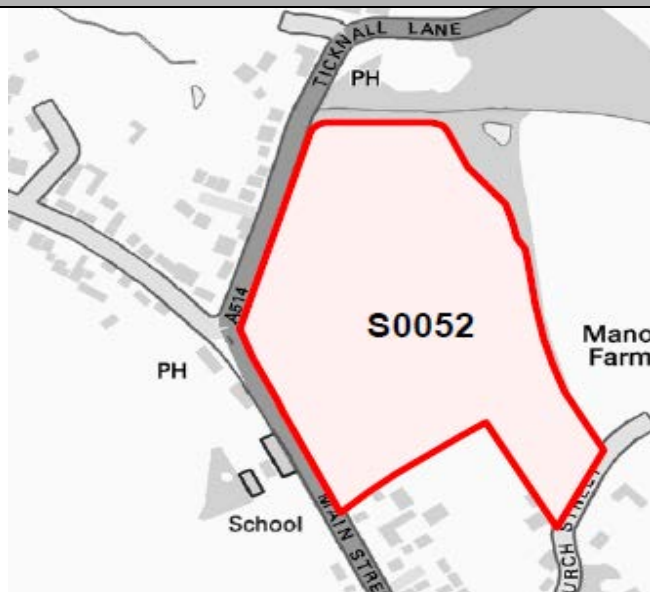
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

This site is agricultural land and is 5.63ha in size. The site is in single ownership and there is high developer interest in the site.

### **Key**



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is 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 300m away SD102 (Ladyfields Plantation)	
	Could development affect protected species or BAP priority species?	No	- The Great Crested Newt survey submitted with planning application 9/2014/1140 indicated the presence of these creatures on the opposite side of the A514, although their presence within the site itself is unlikely. It recommended the incorporation within the development of a pond specifically for amphibians. It found that the site is well used by passerine bird species and has potential for bats, amphibians, riparian mammals and white clawed crayfish.	
	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 sites National Forest location. Application 9/2014/1140 meets this requirement.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline planning application 9/2014/1140 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	- The site could deliver affordable housing and a range of house sizes. - Outline planning application (9/2014/1140) proposed 30% affordable housing and 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.	
	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	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Sites would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver open space. Outline planning application 9/2014/1140 proposes a central multi-functional community green providing amenity space and a play area.	- Ensure new development cons with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could potentially contribute to the delivery of new healthcare facilities within 3km of the development site, or could support the expansion of facilities within 3km of the site.	
	Will it promote healthy lifestyles?		- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 800m of key services including the Village Hall and Primary School, however is more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. The Crime Prevention Design Officer for application 9/2014/1140 considers there are no reasons why residential development should not be acceptable in principle from a community safety perspective.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils. - The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area. Outline planning permission proposed 30% 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 existing village. Bus stops are located adjacent to the site. There is an hourly service to Swadlincote and Burton. - Due to the settlements linear nature there is no village centre however the site is located within 800m of local services (including a primary school, village hall, and outdoor sports provision). There is a 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?		- Outline planning application 9/2014/1140 proposed the provision of open space on the site, the provision of a zebra crossing opposite the school.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- In response to consultation for outline permission on the site, the Highways Authority did not consider that there was evidence that would demonstrate that the development would result in severe harm on the highway network. It was however noted that some generated traffic would pass through "The A514 / A511 Clock" Island in Woodville.	- 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 regular hourly bus service between Swadlincote and Derby, including a Sunday Service.. - There is a metalled footpath from the site to the village.	
	Will it make the best use of other infrastructure?		- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of the site. - There are no known electricity or other 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 Hartshorne 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 addition shops or services within the site. Outline planning application 9/2014/1140 does not propose 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 matters has been submitted by the site promoters. Outline application 9/2014/1140 reserves all matters 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 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.	
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. Outline planning application 9/2014/1140 proposes a SUDS 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 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>- Site is greenfield</li> <li>- Site is 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>- A small amount of the site to the north is located within flood zone 3 and 2, however the majority of the site is located within flood zone 1.</li> <li>- 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>- Planning application 9/2014/1140 proposed swales and an attenuation pond as part of a sustainable 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 located adjacent to hourly bus service.</li> <li>- The site is well connected in respect of Hartshorne Primary School which is adjacent..</li> <li>- The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (3km away)</li> <li>- Within 3 km of major employment in Woodville.</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 likely to harm the setting of nearby Grade II Listed buildings: Mill house, St Peters Church and Manor Farmhouse, as indicated in the decision notice for outline application 9/2014/1140.</li> <li>- No HERS sites are located within the site, however HERS20203 Ticknall Lane, Furnace/Screw Mill is located within 30m of the site. Impacts could be dependent on the 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>- Area is located in an area of secondary 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>- Aside from the nucleus of development around the historic core, development is linear and dispersed, and the proposal would erode this character. The Landscape character of the village would also suffer major adverse impacts from a step change in nature and result in prominence and primacy of landmark buildings, such as the Church being diminished.</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 woodland to the north, hedgerows and trees to the east, hedgerows to the south and hedgerows and Main Street to the west.</li> <li>- The land parcel could contribute towards green infrastructure provision. Outline Planning application 9/2014/1140 proposes forest green infrastructure and new forest planting.</li> </ul>	

Version 1a

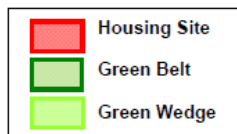
## Site: S0215. Land South of Spring Hill Cottages, Hartshorne

### Description:

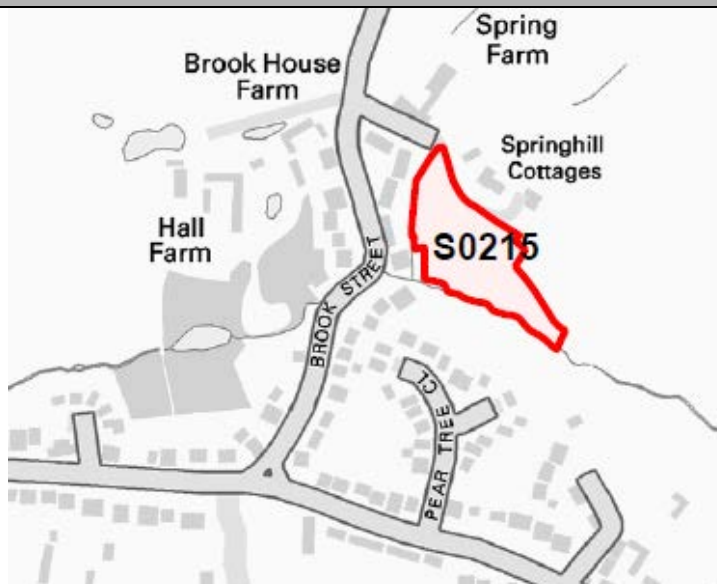
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

This site is agricultural grazing land and is 0.6ha in area. The site is in single ownership and there is low developer interest in the site.

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m of SD367 (Caulkey Wood) - Potential Wildlife Site SD R6275 is located within the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site area would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There 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 make no contribution towards the delivery of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirement development would be expected to deliver a range of house sizes. However due to sites size, the site would make no contribution towards the delivery of affordable housing to meet local needs.	
	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 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?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure on site or 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 will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site. The nearest GP is located within Woodville 3.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 1200m of the Primary School and over 1200m from the Village Hall and a sport 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>- 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 Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils.</li> <li>- The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 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>- Development would make no contribution towards the provision of affordable housing due to the sites size.</li> <li>- It is not known whether there is a 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. Bus stops are located over 800m (11th in 1200M) from the site on Main Street. There is an hourly service to Swadlincote and Derby. Due to the settlements linear nature there is no village centre however the site located 900m from Hartshorne Primary School and over 1.2km from Hartshorne Village Hall. There is a metalled footpath from Springhill (the north edge of 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>- No information regarding site services or facilities has been provided in respect of this site by promoters, however development will help sustain existing local services and community facilities.</li> <li>- Development could make some contribution towards open space within the village. 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>- Development on this scale is unlikely to significantly affect local or strategic highway congestion given scale of 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>- The site is located 800m from the existing bus stop at Main Street. There is a regular hourly bus service to Swadlincote and Derby, including a Sunday service.</li> <li>- There is an existing PROW within the north of the site.</li> <li>- There is a metalled footpath from Springhill (the north edge of the site) to the village.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known 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 Hartshorne 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 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 the development would have a significant impact on 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 regeneration 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>- Southern half of site lies within Flood Zones 3a and 2. The remainder lies within Flood Zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding. The southern boundary of the site however does contain areas of less, intermediate 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> </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 from an hourly bus service</li> <li>- The site is located in located 900m from Hartshorne Primary School.</li> <li>- The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (3.5km away)</li> <li>- Nearest major employment is within 4km 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>- It is unclear whether development could affect the nearby Grade II listed building at Spring Farm</li> <li>- There are no HERS site within the site. HERS20217 Ridge and Furrow is located 93m from the site (to the south east)</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 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 secondary 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 well contained by existing development to the west and north west 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>	

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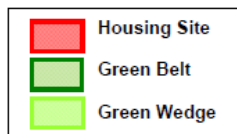
## Site: S0233. Land off Repton Road, Hartshorne

### Description:

The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

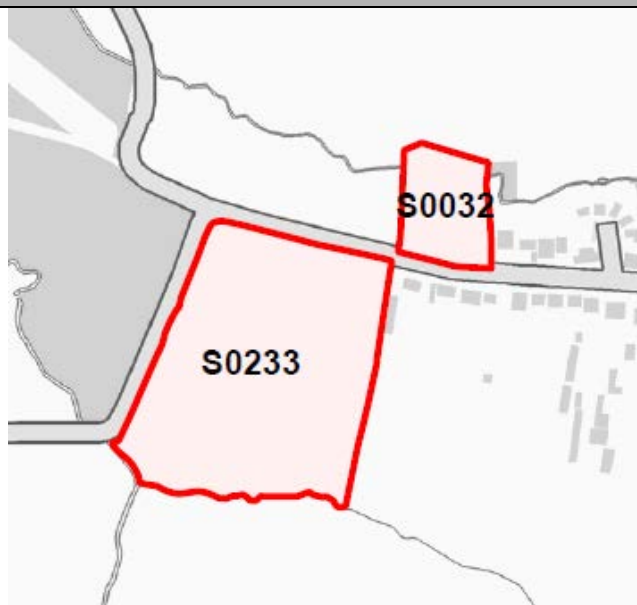
This site comprises agricultural land and is 3.71ha in size. The site is in single ownership and there is a medium level of developer interest in the site.

#### Key



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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 SD367 (Caulkey Wood). - Potential wildlife site SDR6278 Repton Road Field is located 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	- 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 the local plan requirements development would be expected to make provision for affordable homes subject to viability and will likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver 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 is highly unlikely to make a contribution towards the provision of new facilities within 3km of the site. The nearest GP is located within Woodville 3.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 1200m of the Primary School and over 1200m from the Village Hall and a 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>- 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 Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils.</li> <li>- The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 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 no information regarding this matter has been submitted by the site promoters</li> <li>- There is a known need for affordable housing in the 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. Bus stops are located within 800m of the site on Main Street. There is an hourly service to Swadlincote and Derby, including a Sunday service. Due to the settlements linear nature there is no village centre however the site located 890m from Hartshorne Primary School and over 1.2km from Hartshorne Village Hall. There is however no metalled footpath to the site. The closest metalled footpath is located 35m to the east of the site on Repton 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>- No information regarding site services or facilities has been provided in respect of this site, by site promoters.</li> <li>- Development could make some contribution towards open space within the village. 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>- Highway impact unknown, although development is unlikely to significantly affect local or strategic 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 located within 800m from the existing bus stop at Main Street. There is a regular hourly bus service to Swadlincote and Derby, including a Sunday Service.</li> <li>- The site provides opportunity to connect to the existing PROW network.</li> <li>- There is no metalled footpath to the site. The closest metalled footpath is located 35m to the east of the site on Repton Road.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known 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 Hartshorne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help to sustain existing services within the village centre located nearby.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 would 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>Site is greenfield.</li> <li>Site is likely to mainly be Grade 3 'good to moderate quality' and partly 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>South Western part of site lies within Flood Zones 3a and 2. Majority of site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding within the majority of the site, however the within there are areas of less, intermediate and more susceptibility to surface water flooding within the south west 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>Site is within 800m from the nearest hourly bus service. The site is located in located 890m from Hartshorne Primacy School.</li> <li>The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (2.8km away)</li> <li>Nearest major employment is 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>There are no HERS sites on the site. HERS20216 Ridge and Furrow is located 114m and 104m from HERS20226 Repton Road, Earthworks is located 42m from 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 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 secondary 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 Dunsmore Lane to the west, Repton Road to the north and to a limited extent hedgerows to the east and trees 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>	

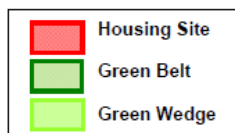
**Site: S0245.** Land fronting between 53-67 Woodville Road, Hartshorne

**Description:**

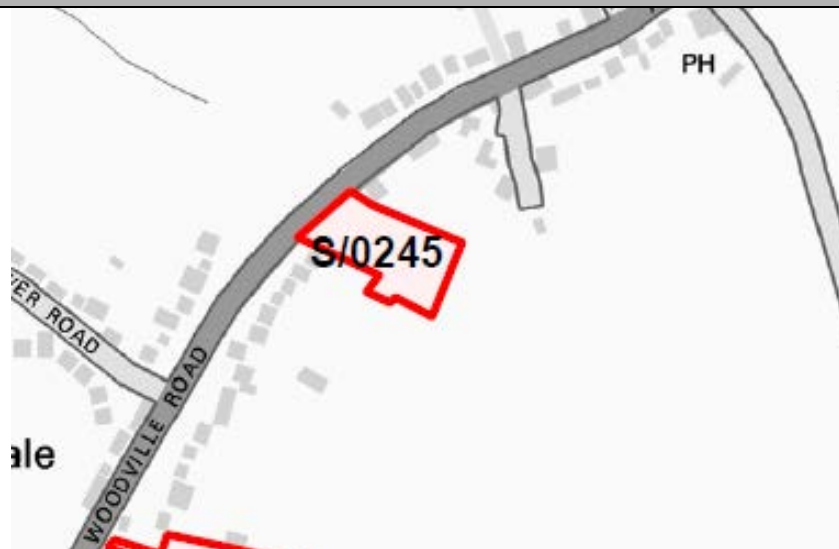
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

This green field site comprises agricultural grazing land and is 0.34ha in size. 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?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	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 700m away (SD102 - Ladyfields Plantation)	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- The developer has submitted a site master plan with planning application 9/2015/1215 indicating tree planting, although the Council has not yet taken a view on these proposals.	
	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 potentially contribute toward delivering affordable housing to meet local needs as proposed in planning application 9/2015/1215.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide deliver of gypsy and traveller sites.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?		- Given the local plan requirement development would be expected to deliver a range of house sizes. The site may potentially contribute towards the delivery of affordable housing to meet local needs as proposed in planning application 9/2015/1215.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development could potentially incorporate bungalows, as proposed in planning application 9/2015/1215.	
	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 within 1200m of the site and may provide on-site open space provision as proposed in planning application 9/2015/1215.	- Ensure new development improves access by walking and cycling to facilities in the villages.
	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.	
	Will it promote healthy lifestyles?		- Due to Hartshorne's linear settlement, there is no village centre however the site is located 800m from the Primary School and the Village Hall, however more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- As above - Inclusion of a general design excellence policy in plan.
	Will it reduce the number of people involved in accidents?		- Although material has been submitted in this regard with planning application 9/2015/1215, the Council has not yet formally taken a view on the proposals.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville, which has spare capacity, with 558 pupils attending the school with a capacity of 830 pupils. - The nearest primary school is Hartshorne Primary School, which has limited space capacity with 101 pupils attending the school with a capacity of 112 pupils.	- Continue liaising with local Schools and LEA to establish impact.
	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 may contribute toward affordable housing provision, as proposed in planning application 9/2015/1215. There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located 126m from the site on Woodville Road. There is an hourly service to Swadlincote and Derby. Due to the settlements linear nature there is no village centre however the site located 615m from Hartshorne Primary School and 325 from Hartshorne Village Hall. There is a metalled footpath from the site to the village.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the improvement of open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that a site of this scale would deliver new services or facilities on site.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale is unlikely to significantly affect local or strategic 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 is 126m from the existing bus stop at Woodville Road. There is a regular hourly bus service to Swadlincote and Derby, including a Sunday service. - The site provides opportunity to connect to the existing PROW network but not to a cycle way. - There is a metalled footpath from the site to the village.	
	Will it make the best use of other infrastructure?		- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this. - No known water, electricity or gas 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 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 of part 2 plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hartshorne 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 Aston village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - Indicative plans have been submitted with outline planning application 9/2015/1215, however, the Council has not yet formally taken a view on these matters and they would be finally determined at the detailed design stage on the submission of a reserve matters planning application.	- Inclusion of design excellence policy in plan to inform design parameters of the site
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan.
	Will it increase waste recovery and recycling?		- 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 regulation.	- 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 the development would deliver water quality benefits..</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure appropriate policy in the plan to reduce effects of development in respect of water or light pollution.</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 in Flood Zone 1.</li> <li>The west of the site contains an area 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.</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. A flood risk assessment submitted with planning application 9/2015/1215 indicates that suitable mitigation measures should be incorporated in the proposed development. It is anticipated that these matters would be addressed at the reserve matters stage.</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>Within 400m of an hourly bus service.</li> <li>The site is located 615m from Hartshorne Primacy School.</li> <li>The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (less than 3km away)</li> <li>Within 2km of major employment.</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 the 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 any listed buildings.</li> <li>There are no HERS sites on the site. However HERSS0226 Repton Road, Earthworks are located 42m from the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>Uncertain effect on archaeology</li> </ul>	<ul style="list-style-type: none"> <li>None Identified.</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 sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.</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>Policy to ensure that existing hedgerows and tree belts on development sites are preserved and inform site layout.</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 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 well contained by Woodville Road to the west, existing residential development including gardens the north and south and to a limited extent hedgerows 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>An indicative layout has been submitted with planning application 9/2015/1215, although the Council has not yet formally taken a view on this.</li> </ul>	

# **Site: S0017. Site at Linton Road, Mount Pleasant**

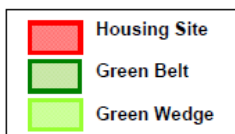
## **Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

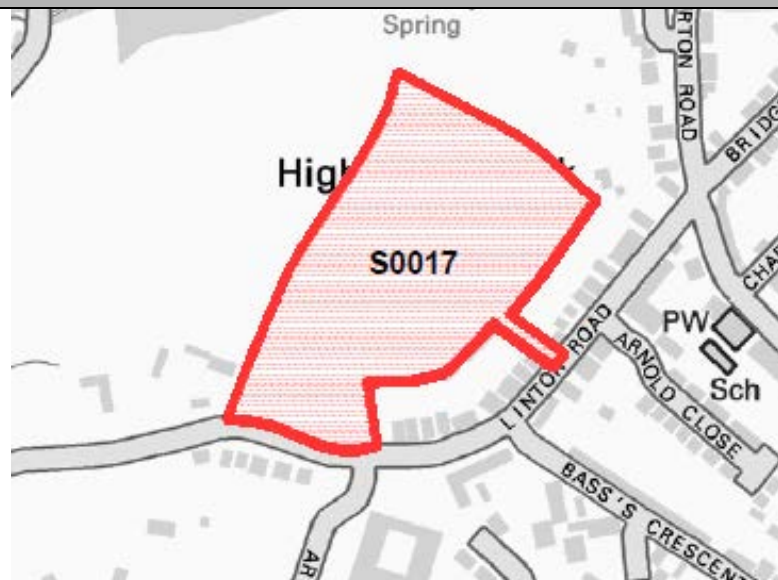
There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site comprises a green field site currently used as grassland for recreation/grazing. The site extends 3.24ha and has been assessed as not having physical, environmental or access constraints. 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 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 77m away at SD0360, White Lady's Spring and SD306 Castle Mound is 292 m away. - Potential Wildlife Site SD R6284 High Cross Bank Field covers the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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 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 Swadlincote, 1.1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch. However is over 1200m from a Primary School.</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 Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</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 issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</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. Bus stops are located within 90m of the site on Linton Road and are hourly or better through the day. There is a Sunday Service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Linton Road, which could connect the site to the settlement.</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 sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that new services and facilities would be provided on a site of this size. .</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 of this site will have an uncertain impact on the operation of the local and strategic highway network.</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 to Swadlincote and Burton within 400m of the site..</li> <li>- The site does not offer opportunities to connect directly to the public rights of way network or to cycle routes, although there is a proposal to establish a multi-user greenway nearby, to the north of the site.</li> <li>- There is a metalled footpath adjacent to the site on Linton Road, which could connect the site to the settlement.</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.</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 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 nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	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 the development would deliver water quality benefits.</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 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.</li> <li>- There is no indication of surface water flooding on the majority of the site. However the site does contain area of less and intermediate 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 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 has access to a half hourly bus service and is within 800m of key services, including pharmacy, convenience shop, post office and recreation ground.</li> <li>- The nearest supermarket is in Swadlincote (4.5km), secondary school provision is at Pingle School (Swadlincote) (5.1km) and Linton Primary School is 1.8km. It is within 2km of major employment areas at Cadley Hill and Tetron Point.</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.</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 nearby Listed Buildings or Conservation Areas,</li> <li>- There are no HERS sites located within the site. However HER17806 Castle Gresley Enclosure is located 28m from the east edge 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</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 Environmental 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 Linton Road to the east and south, trees to the north and North West and to limited extent 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>	

Version 1a



# **Site: S0097. Land at High Cross, Mount Pleasant Road, Mount Pleasant**

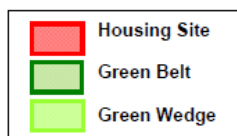
## **Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

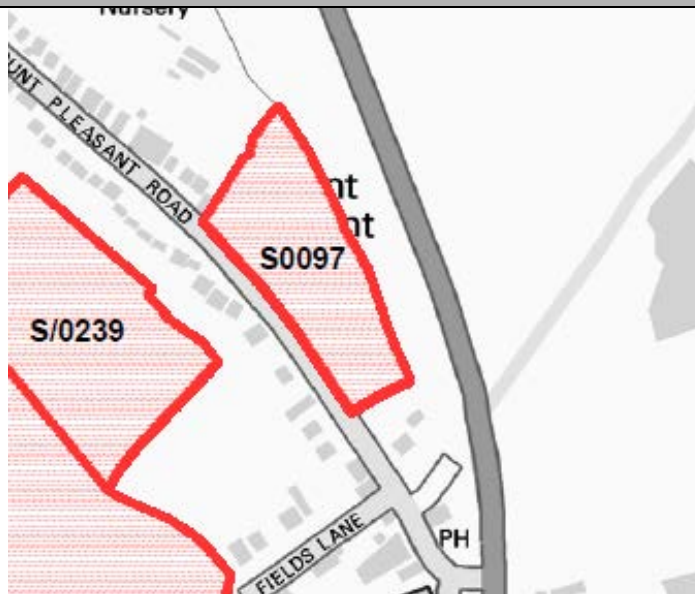
This site comprises an agricultural field containing trees. The trees are subject to Tree Preservation Orders. No other physical, environmental or access constraints have been identified. The site area is 1.29ha and the site is in single ownership. There is no developer interest in the site.

### **Key**



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 247m away at 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. Based on incomplete data 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 site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision, both onsite 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 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 Swadlincote, 1.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however the site is over 1200m from a Primary School.</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 Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</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 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.</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. Bus stops are located within 90m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site connecting the site to the settlement.</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 sports provision in the village. 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>- It is unlikely that development on this scale would have a significant impact 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>- There is a regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton.</li> <li>- The site could provide convenient access to nearby public rights of way.</li> <li>- There is a metalled footpath adjacent to the site connecting the site to the settlement.</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.</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 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 nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	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 the development would deliver water quality benefits</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 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 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>- 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 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 access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop, post office and recreation ground.</li> <li>- The nearest supermarket is in Swadlincote (5.3km), secondary school provision is at Pingle School (Swadlincote) (5.3km) and Linton Primary School is 1.6km. Site is within 3km of major employment at Cadley Hill and Tetron Point.</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 nearby Listed Buildings or Conservation Areas,</li> <li>- No HERS sites are located within the site. However HERS17810 Swadlincote Field Boundaries is located 54m from the north edge 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</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 Environmental Sensitivity</li> <li>- TPO 67 is located on the eastern and southern part of the site. And two trees on the northern edge, And TPO 247 is located on the western edge of the site (one tree).</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 Mount Pleasant Road on its western boundary and tree on the north, east and southern boundary's.</li> <li>- 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



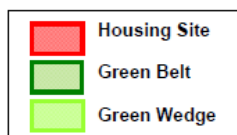
**Site: S0098. Land at High Cross, Mount Pleasant Road, Mount Pleasant**

**Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

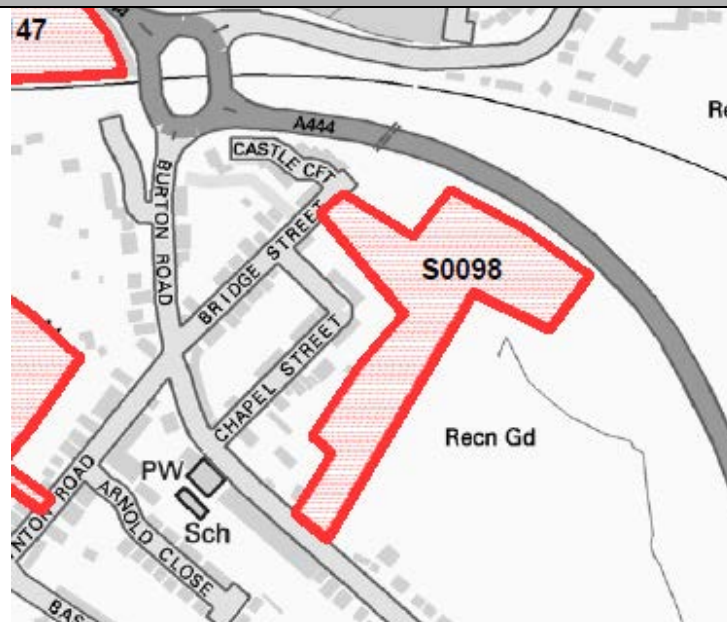
This site is vacant and partly overgrown. The site area is 1.8ha and no physical, environmental or access constraints have been identified on the site. The site is in single ownership however there is no developer interest in the site at present.

**Key**



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 286m away at SD086 Castle Gresley Wetland and 341 away from SD360 White Lady's springs.	
	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)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a 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 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 Swadlincote, 1.1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, and sports pitch, however the site is more than 1200m from a primary school.</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 Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</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 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.</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. Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Mount Pleasant Road connecting the site to the settlement.</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 sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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 be likely to have on traffic congestion, although it would be unlikely to be significant, given the small scale of the 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 regular (half hourly) or better bus service between Burton and Swadlincote. There is a Sunday service to Burton.</li> <li>- There is an opportunity to connect to the public rights of way network and to a proposed cycle route..</li> <li>- There is a metalled footpath adjacent to the site connecting the site to the settlement.</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.</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 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 nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	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 the development would deliver water quality benefits.</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 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 1</li> <li>There are areas of 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 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 an hourly or better bus service and is within 500m of key services, including pharmacy, convenience shop, post office and is adjacent to the recreation ground.</li> <li>The nearest supermarket is in Swadlincote (4.2km), secondary school provision is at Pingle School (Swadlincote) (5.0km) and Linton Primary School is 2.9km. It is within 2km of major employment at Cadley Hill and Tetron Point</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 nearby Listed Buildings or Conservation Areas.</li> <li>HERS17810 Swadlincote Field Boundaries 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 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 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 Environmental Sensitivity</li> <li>Part of TPO338 and 397 is located on part of northern element of the site.</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 trees followed by the A444 on its northern boundary, existing development of the western boundary and to a lesser extent by hedgerows on the eastern boundary</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: S0142. Land at Arthur Street, Castle Gresley**

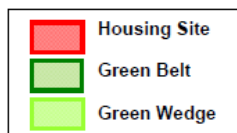
## **Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

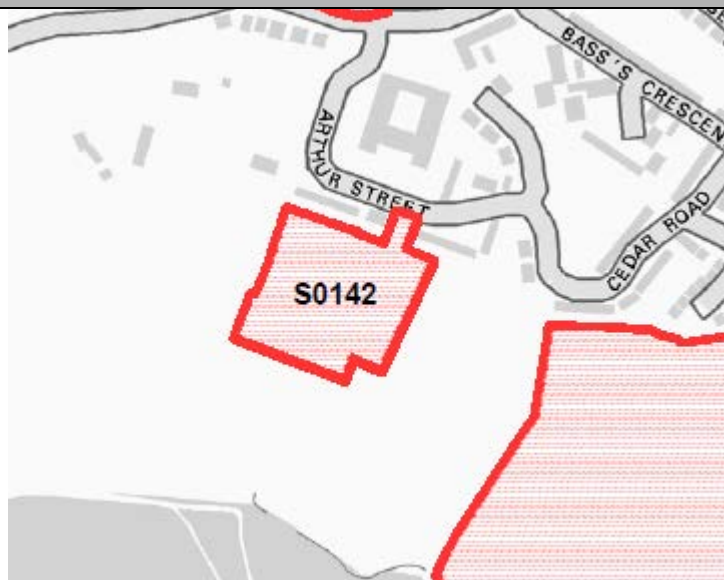
This site comprises well maintained open space. The site area is 1.13ha and no physical, environmental or access constraints have been identified with the site. The site is in single ownership however there is no developer interest in the site at present.

## **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 456m away at SD360 White Lady's springs.	
	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)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a 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 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 Swadlincote, 1.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however is more than 1200m from a Primary School.</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 Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</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 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 on the sites gradient on viability would be required.</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. Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities within 800m (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Arthur Street connecting the site to the settlement.</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 sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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 would have an uncertain impact on the local or strategic highway network.</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 regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton.</li> <li>- The site lies close to a bridleway, connecting to the wider public rights of way network..</li> <li>- There is a metalled footpath adjacent to the site on Arthur Street connecting the site to the settlement.</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 licence or increased capacity to accommodate new development.</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 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 nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	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 or other waste material 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 the development would deliver water quality benefits.</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 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 classified as 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 access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop post office, and recreation ground.</li> <li>The nearest supermarket is in Swadlincote (4.8km), secondary school provision is at Pingle School (Swadlincote) (5.5km) and Linton Primary School is 2.1km. Major employment lies within 3km of the site at Cadley Hill and Tetron Point.</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 nearby Listed Buildings or Conservation Areas.</li> <li>No HERS sites are located within the site. HERS1708 (Castle Gresley, Ridge and Furrow) is located to 278m from the east of the site and Site 2203 (Linton, Parkland and Ridge and Furrow) is located 242m from the south west of the site.</li> <li>Uncertain potential for in ground archeology in yhis location.</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>Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>The majority of the site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area, however the southern edge of the site is located within the Mease/Sence Lowlands Landscape Character Area.</li> <li>Development of the site would need to take account of the gradient 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 residential development to the north of the site and to a limited extent hedges along the east, west and southern boundaries.</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: S0147. Site at Burton Road, Castle Gresley**

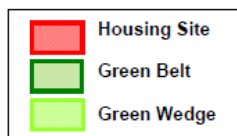
## **Description:**

The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

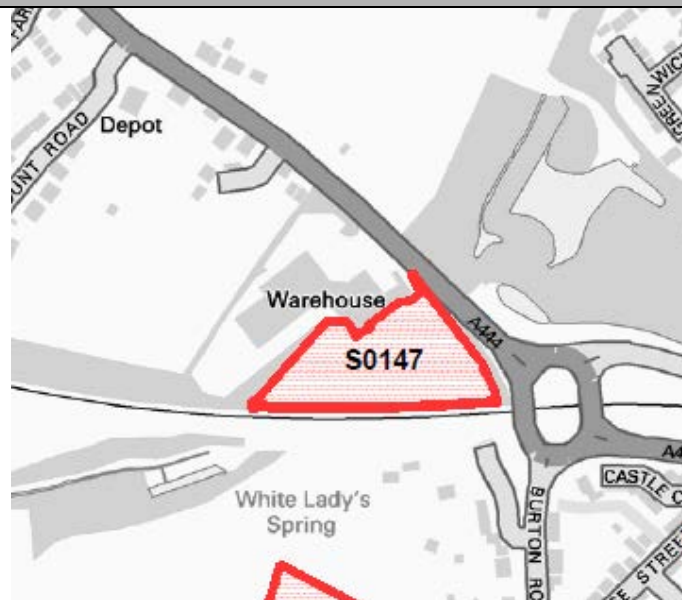
This site is that of a disused factory in a state of disrepair and has an area of 0.98ha. The site is constrained by the factory on the site, the history of flooding on the site and no current access to the site. The site is in single ownership and there is a medium level of developer interest in the 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?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 23m away to the east at SD286 (Castle Gresley Wetland, followed by SD360 (White Lady's Springs) 25m to the south of the site, followed by SD306 (Castle Mound, Castle Gresley), which is 176m to the west of the site.. Potential Wildlife Site SD R6284 High Cross Bank Field is located 38m to the south of the site	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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 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 Swadlincote, 0.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however is more than 1200m from a Primary School.</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 Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils</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 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 on the sites historic flooding would be required.</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. Bus stops are located within 400m of the site on Burton Road and are hourly or better through the day.</li> <li>- There are some local facilities nearby (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Burton Road which could connect the site to the surrounding area. However the footpath is at a substantially higher ground level than 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 toward the provision of new education, open space and sports provision in Mount Pleasant. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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 would have an uncertain impact on the road network</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 regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton.</li> <li>- There is a metalled footpath adjacent to the site on Burton Road which could connect the site to the surrounding area. The footpath however is at a substantially higher ground level than the site.</li> <li>- There are proposals for the development of cycle routes nearby, which could enhance site accessibility.</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 licence or increased capacity to accommodate new development.</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 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 Mount Pleasant.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is previously developed and will regenerate the site. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- 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, 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 = 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 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 brownfield and would not lead to the loss of productive 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 understood to be historic flooding on 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>A reduction in surface water run-off rates would be sought as part of any redevelopment scheme, but it is not known whether this would be achieved in the absence of detailed proposals.</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 access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop, post office and recreation ground.</li> <li>The nearest supermarket is in Swadlincote (4.7km), secondary school provision is at Pingle School (Swadlincote) (5.3km) and Linton Primary School is 3.1km. Major employment is located less than 2km away at Tetron Point and Cadley Hill.</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 nearby Listed Buildings or Conservation Areas,</li> <li>HERS17803 (Castle Gresley Brewery/Granary/Factory) is located within the site. HERS26831 (Burton and Ashby Light Railway) is located 32m to the east of site and HERS17807 (Swadlincote Extractive Pit and Building Platform) is located 110m to the west of the site</li> <li>Uncertain potential for in 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 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 Leicestershire and South Derbyshire 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 tees and Burton Road to the east of the site, a railway line to the south of the site and a factory to the north west of the site.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

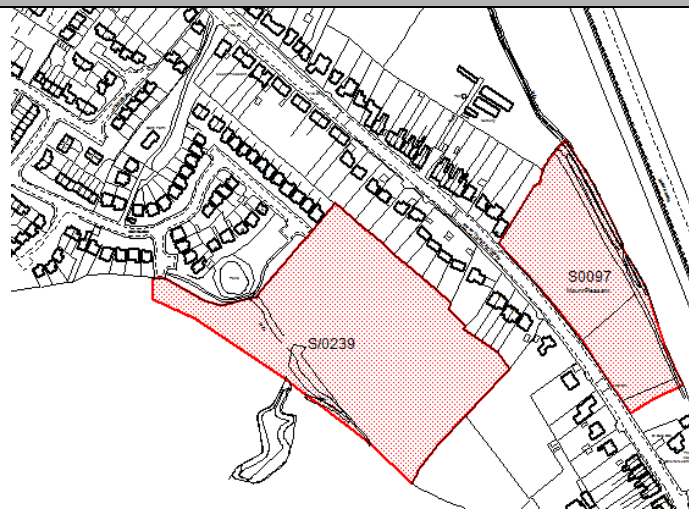
# **Site: S0239. Site at Oak Close, Castle Gresley**

## **Description:**

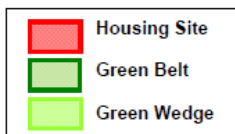
The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site comprises a green field in agricultural use. The site area is 2.5ha. The site is in single ownership however there is no developer interest in the site at present.



## **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 357m away at 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	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a 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 to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Swadlincote, 1.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including pharmacy, convenience shop and post office and over 900m from the sports pitch. The site is more than 1200m from a Primary School.</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 Primary School is located within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260 pupils</li> <li>- The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils.</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 issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</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. Bus stops are located within 800m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities nearby (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Oak Close Road which could connect the site to the surrounding area.</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 sports provision in Mount Pleasant. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that new on-site services and facilities would be provided on a site of this scale.</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 this development would have on highway congestion, although it is unlikely that a site of this scale would have a significant affect in this respect.</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 regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton with bus stops within 800m.</li> <li>- Public right of way passes close by to the south of the site.</li> <li>- There is a metalled footpath adjacent to the site on Oak Close Road which could connect the site to the surrounding area.</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.</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 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 Mount Pleasant.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste minerals 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 if materials used overall could be reduced through the adoption of site 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 the development would deliver water quality benefits.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes (Part of the site is located within Zone 3)</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 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains a small area of less and intermediate 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 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 or better bus service and is within 600m of a pharmacy, convenience shop and post office over 900m from the recreation ground.</li> <li>- The nearest supermarket is in Swadlincote (5.0km), secondary school provision is at Pingle School (Swadlincote) (5.5km) and Linton Primary School is 2.3km. The site is less than 3km from the nearest major employment area at Cadley Hill and Tetron Point.</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 nearby Listed Buildings or Conservation Areas,</li> <li>- There are no HERS sites within the site and HERS17805 (Castle Gresley, Ridge and Furrow) is located 162m to the west of the site, HERS17810 (Swadlincote, Field Boundaries) is located 205 to the east of the site and HERS17811 (Greenfield, Air Field Shelter) is located 372m to the south west of the site.</li> <li>- Uncertain potential for in ground archeology on this 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>- The site lies within the National Forest, an important local 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 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>- TPO 78 borders the site along its western boundary</li> <li>- Any development would need to take into account the topography 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 housing development to the north and east of thee, trees on part of the western 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>	

Version 1a



# **Site: S0223. Land adjacent to Park Manor, Newton Park**

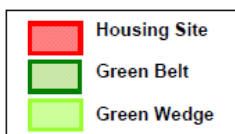
## **Description:**

The village of Newton Solney lies towards the centre of the District, and is located approximately 7km north west of Swadlincote and 4km north east of Burton upon Trent. Newton Solney is a small village surrounded by countryside.

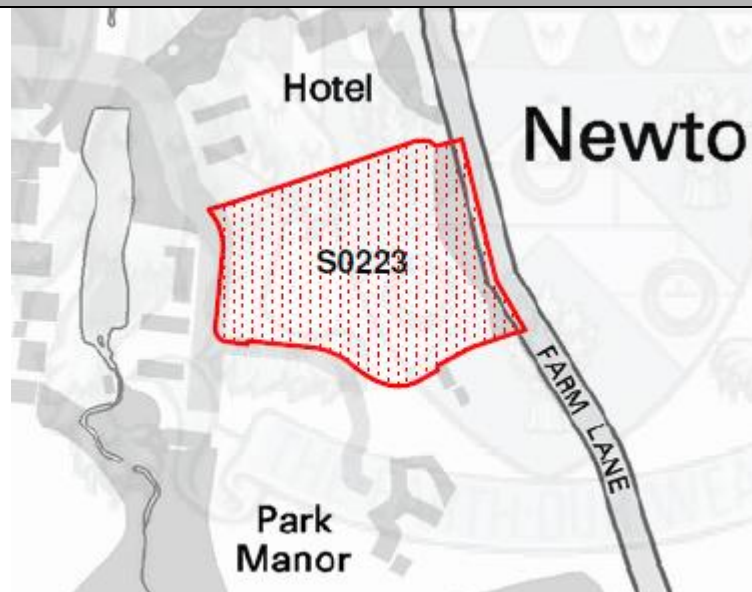
There are no further sites in the village capable of accommodating growth at this time.

This site comprises residential garden and is 1.45ha in size. The site is in single ownership and there is a medium level of developer interest in the site.

## **Key**



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away at SD223 Trentside Slope 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 respects of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Winshill 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site is within 800m of key services, including Newton Solney Primary School, sports pitch and 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?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Newton Solney Primary School currently has some spare capacity, with 54 children attending the school, which has a capacity of 69. - The nearest secondary school within South Derbyshire is William Allitt which is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school which has a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider variability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service between Burton and Derby and bus stops are located just over 300m from the site on Main Street. - There are some local facilities (including a primary school, village hall and recreation ground). - There is no metaled footpath leading from the site to to the village centre.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the local or strategic highway networks.	- 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 Burton on Trent and Derby and a Sunday Service. - A public right of way passes through the site connecting to the wider public rights of way network, but there are no off road cycle routes nearby. - There is no metaled footpath leading from the site to the village centre.	
	Will it make the best use of other infrastructure?		- The site is served my Milton WWTW which is at capacity.. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review and there is no current timescales on 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 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 Newton Solney 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 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> </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>- It is likely to be classified as 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 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 400m of Newton Solney Primary School if accessed from Farm Lane. The site is located within 800m of the centre,</li> <li>- The nearest supermarket is located within Burton on Trent (5.6km) and the closest Secondary School within South Derbyshire – William Allitt School is 8.5km away.</li> <li>- The nearest major employment area is more 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> <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 may affect the setting of Newton Solney Conservation Area (which the site is located within) and may affect the setting of nearby Listed Buildings including:</li> <li>- Grade II Listed Building Newton Park Hotel, is located adjacent to the site. Grade II listed building Gardeners House, in Newton Park is located 66m from the site and Grade II listed building The Lodge and attached Wall is located and Grade II listed building The Cedars is located within 130 of the site.</li> <li>- Unknown potential for archaeology in this area</li> <li>- The Site is located within HERS23604 Park and Fishpond, Newton Solney.</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 secondary 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>- TPO176 is 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 dense trees along the eastern boundary of the site; existing road along the western edge, Newton Park Hotel garden is located to the north.</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

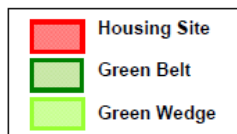
# **Site: S0015. Land to the South West side of Coton Lane, Rosliston**

## **Description:**

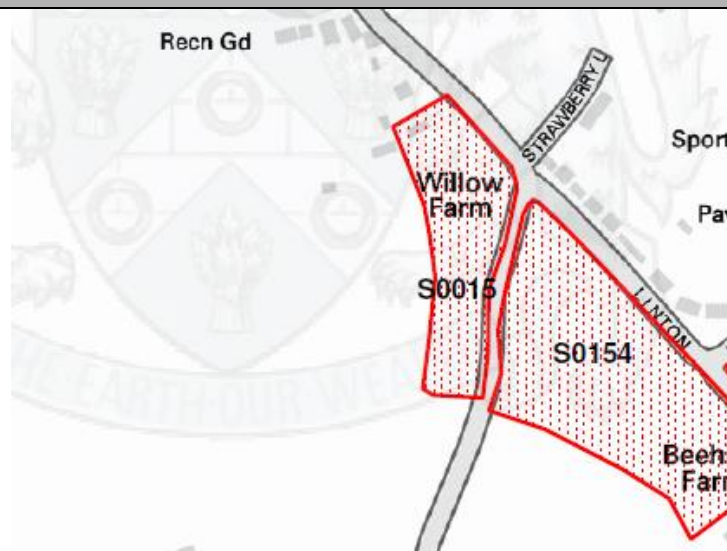
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a predominantly linear settlement surrounded by countryside.

The site comprises agricultural paddock and farm buildings. The site is 1.17ha and is only considered to be constrained by the buildings on the site. The site is in single ownership and there is a medium 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 within 900m at SD389 Rosliston Forestry Centre Hedge. - Potential wildlife site SD R6374 (Strawberry Lane Grassland) is adjacent to the east of the site and potential wildlife site SD194 (Rosliston Meadow) is 110m from the north east of the site.	
	Could development affect protected species or BAP priority species?	No	- The ecological report submitted with planning application 9/2015/0723 indicates that further ecological surveys are required in respect of bats, harvest mice, reptiles and great crested newts.	
	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 - Outline planning application 9/2015/0723 sets aside an area for National Forest Planting 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	- 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 housing types and tenures to meet identified needs.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- The Design and Access Statement for Outline planning application 9/2015/0723 aims at providing a mix of dwellings.	
	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?		- The indicative layout submitted with planning application 9/2015/0723 shows an area of amenity open space with National Forest planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site, if needed. The nearest GP is located within Rosliston, within 400m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of services, including doctor's surgery, convenience shop, post office, primary school and recreational ground.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. - Planning application 9/2015/0723 indicates that contributions toward the funding of school places could be provided, if required.	- 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.	- 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 adjacent to the eastern boundary of the site on Coton Lane, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery, village hall and recreation ground). - The nearest major employment area is more than 4km from the site. - There is a metalled footpath adjacent to the site on Main Street and up to the bus stop on Coton Lane, which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution, where needed, toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services and facilities 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?		- The Transport Statement submitted with planning application 9/2015/0723 indicates that the site would have a negligible 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 a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service. - Nearby public rights of way pass close to, but do not connect with, the site. A proposed greenway passes close to the site. - There is a metalled footpath adjacent to the site on Main Street and up to the bus stop on Coton Lane, which could connect the site the surrounding area.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 Rosliston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The 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 so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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 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 comprise 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 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>- The Flood Risk Assessment submitted with planning application 9/2015/0723 indicates that the site could be developed with a surface water management infiltration-based system.</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 adjacent to a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is within 800m of services within the village, including Roslition C of E primary School, village store, post office, village hall (all located within 800m).</li> <li>- The nearest supermarket is in Swadlincote (7.6km), secondary school provision is at William Allitt (Swadlincote) (8.4km). The nearest employment site is at the Roger Bullivant premises, more 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>- There are no nearby Listed Buildings or Conservation Areas.</li> <li>- No HERS sites are located within the site. HER25004 (Malthouse Farm, Ridge and Furrow) is located 300m to the south west of the site.</li> <li>- Unknown potential for archeologically heritage assets</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 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 Environmental Sensitivity.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- Individual trees in TPO 389 are contained within the eastern element 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>- Planning application 9/2015/ 0723 indicates that the existing boundary hedgerow is to be retained and enhanced, Established trees are to be retained and new National Forest planting introduced to the south of the site.</li> </ul>	

Version 1a

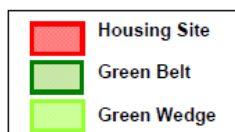
## Site: S0027 OS field no.1700, Burton Road, Rosliston

### Description:

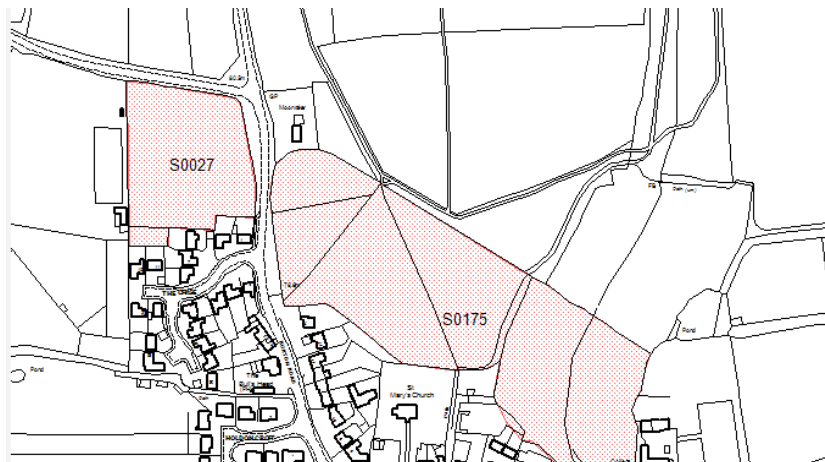
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

The site comprises vacant greenfield land which is heavily planted. The site is 0.88ha in size and is covered, sporadically by Tree Preservation Order 175. The site is in single ownership and there is a high 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 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 SD009 Rosliston Road verge.	
	Could development affect protected species or BAP priority species?	Yes	- The Ecological Impact Report submitted with planning application 9/2014/1127 indicates that development would not adversely impact protected species.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning application 9/2014/1127 proposes National Forest Planting on the site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline application 9/2014/1127 proposed 31% 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 9/2014/1127 proposes 31% affordable housing on the site and the Design and Access statement suggests that a range of house types and sizes would be provided. This however would be subject to reserved matters consent.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision through National Forest Tree Planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 600m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of services, including doctors surgery, convenience shop, post office, 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 that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this site.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101. - The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- 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 application 9/2014/1127 proposes 31% 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 located adjacent to the existing village and within 800m of most village services and facilities. Bus stops area located within 500m from the site on Main Street, although services are less than hourly and do not run after 7pm. - There is no Sunday service. - There are some local facilities in the village (including a primary school, doctors surgery and recreation ground). There is a metalled footpath immediately adjacent to part of the western boundary of the site on Burton 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 the provision of new education, open space and sports provision in Rosliston. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - Outline application 9/2014/1127 planning statement states that the site could contribute towards any necessary contributions towards healthcare and education.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have a negligible impact on the highways network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service. - Nearby public footpaths pass close to, but do not connect with the site. A proposes greenway passes close to the site. - There is a metalled footpath immediately adjacent to the part of the western boundary of the site on Burton Road, which could connect the site to the surrounding area.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out,	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 could help sustain existing shops and other businesses located within Rosliston	
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 and bring sites, although this is uncertain. (There is no site master plan or layout showing this information has been provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use 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 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 this will be consistent with adjacent residential 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 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 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</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 located within 500m of a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service. The site is within 800m of services within the village, including Rosliston C of E Primary School, village store, post office, village hall (all located within 800m).</li> <li>The nearest supermarket is in Burton (6.2km), secondary school provision is at William Allitt (Swadlincote) (9km). The nearest major employment area is more than 3km away at the Roger Bullivant premises on Walton Road.</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 nearby listed buildings or conservation areas</li> <li>HERS25005 covers the majority of the site.</li> <li>Uncertain potential for in ground archaeology on 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 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>The site lies within the National Forest, which is of cultural significance.</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 Lowes/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 south, Burton Road to the west, trees and hedgerows to the north and hedgerows to the east. The site is covered sporadically by Tree Preservation Order 175.</li> <li>Hedgerows, tree or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>The land parcel could contribute towards green infrastructure provision.</li> </ul>	

Version 1a

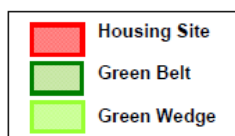
## Site: S0154. Land to the Corner of Linton Road and Coton Lane, Rosliston

### Description:

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

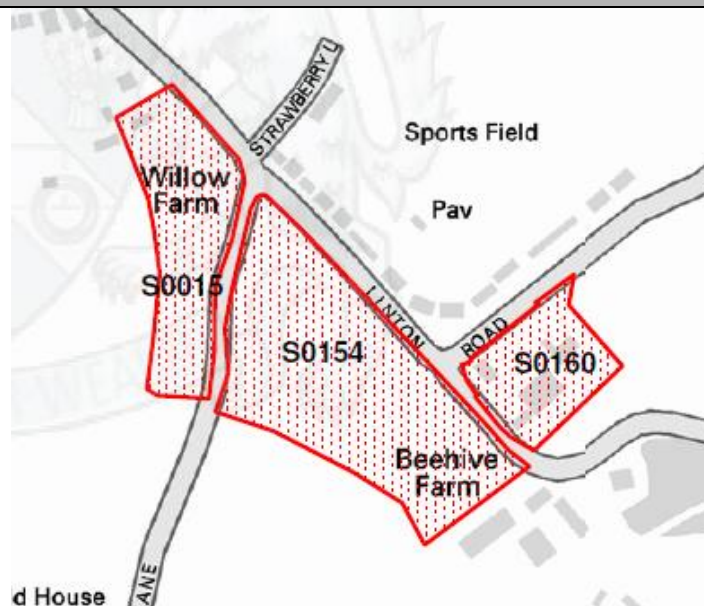
This site comprises agricultural land and there is a public footpath that crosses the middle of the site. The site area is 2.48ha and the site is not considered to be physically or environmentally constrained. The site is in single ownership however at present there is no developer interest in the site.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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 could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site, where needed. The nearest GP is located within Rosliston, within 500m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office, sports pitch and primary school.</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>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</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 issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</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. Bus stops are located adjacent to the western boundary of the site on Coton Lane, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is no metalled footpath on the same side of the road as the site, on Main Street or Coton Lane.</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 sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this scale would deliver new on-site 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 affect on highway congestion is unknown, although it is unlikely that a site of this scale would have a significant impact.</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 less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- A public footpath passes through the site from east to west. Other nearby public rights of way connect to the wider network. A new on-highway greenway is proposed alongside the site.</li> <li>- There is no metaled footpath on the same side of the road as the site on either Main Street or Coton Lane.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband 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 could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Rosliston and nearby villages	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste material on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 if materials used overall could be reduced through the adoption of site 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?		<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 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 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>	<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 located adjacent to a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of the recreation ground, post office, convenience store, doctors surgery and Rosliston C of E Primary School (within 800m).</li> <li>- The nearest supermarket is in Swadlincote (7.2km), secondary school provision is at William Allitt (Swadlincote) (8.0km). The site is more than 4km from the nearest major employment area.</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 nearby Listed Buildings or Conservation Areas.</li> <li>- No HERS are located within the site. HERS25004 (Malthouse Farm, Ridge and Furrow) is located within 300m to the south west of 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 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 Environmental Sensitivity</li> <li>- Existing hedgerows along the east and west boundary of the site</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 hedgerows, existing housing development lies to the north west 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

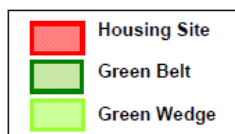
## Site: S0157. Land between 63 & 71 Main Street, Rosliston

### Description:

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

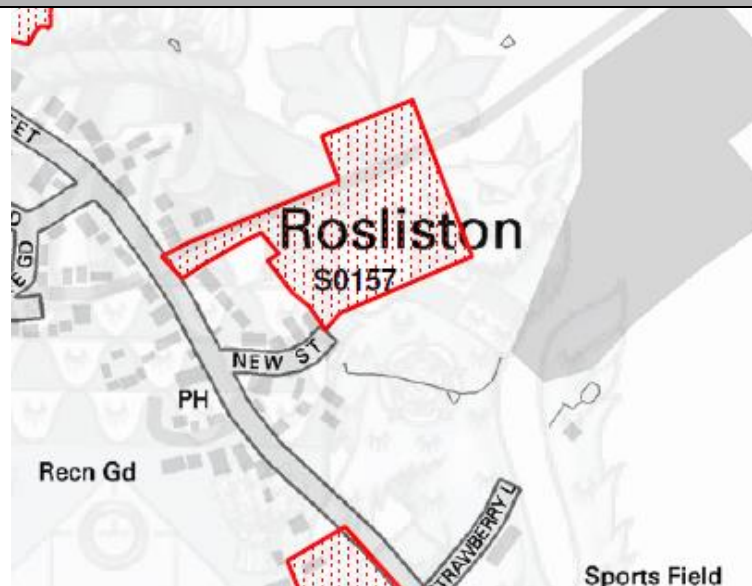
This site comprises agricultural land with public rights of way along the southern edge of the site. The site area is 1.41ha and no physical or environmental constraints have been identified on the site. The site is in single ownership and there is a medium level of developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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 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 to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 200m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office, 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 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>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</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 issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</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. Bus stops are located approximately 100m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath on Main Street which could connect the site to the surrounding area,</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 sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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 of this scale would have an uncertain impact.</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 less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW along the southern boundary of the site and along the northern boundary of the site and within the northern part of the site.</li> <li>- There is a metalled footpath on Main Street which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- SuperFast broadband 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 could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Rosliston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 if materials used overall could be reduced through the adoption of site 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?		<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 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>- There is no indication of surface water flooding on the majority of the site. The site contains a very small area of less an intermediate susceptibility ti 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 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 located within 400m of a s bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of services within the village, including Rosliston C of E primary School (all located within 800m).</li> <li>- The nearest supermarket is in Burton on Trent (7.4km), secondary school provision is at William Allitt (Swadlincote) (8.4km). The site is more than 4km from the nearest major employment location.</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 closest listed building Grade II* Church of St Mary's, Main Street is located withim 450m of the site to the west.</li> <li>- No HERS sites are located within the site. HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 350m to the west of the site and HERS25001 St Marys Church is located within 350m to the west of the site.</li> <li>- Unknown potential for in 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>- 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 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 trees on its eastern boundary, existing development on its southern boundary and contained by either a track road on trees on its western boundary. The site is open to the north</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>	



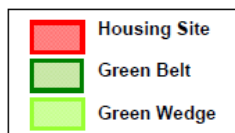
## Site: S0160 Linton Road, Rosliston

### Description:

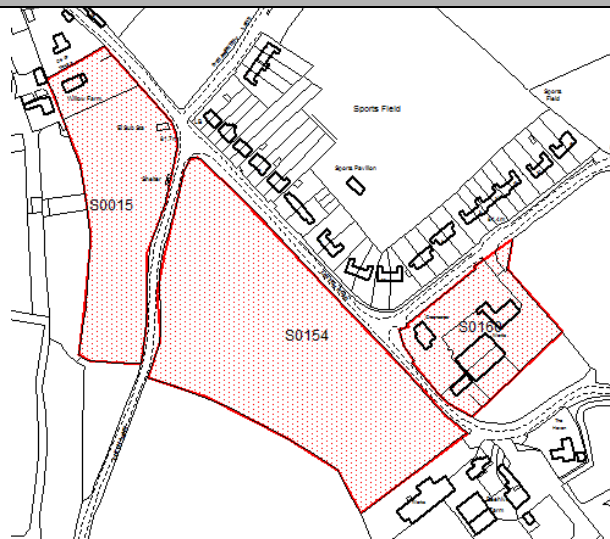
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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, 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 to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 650m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, sports pitch, convenience shop and post office and within 850m of Rosliston C of E Primary school.</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>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</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>- The site would make no contribution towards the provision of affordable housing due the sites size.</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. Bus stops are located within 300m from the site on Coton Lane, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, doctor's surgery and recreation ground), but further than 800m from the primary school..</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</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 sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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 would have an uncertain impact on highways.</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 less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- Established public rights of way and a proposed greenway pass nearby.</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband 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 could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Rosliston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is previously developed - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there us some potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential to reuse demolition waste onsite. The use if materials used overall could be reduced through the adoption of site management plans, but it is unclear whether these could be used in any potential development scheme.	
	Will it help ensure water resources are used efficiently?		- 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 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 brownfield and would not lead to the loss of productive 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</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 located within 300m of a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service. The site is located within 800m of services, including doctor's surgery, recreation ground convenience shop and post office, but is in excess of 800 from the Rosliston C of E Primary School.</li> <li>- The nearest supermarket is in Swadlincote (7.1km), secondary school provision is at William Allitt (Swadlincote) (7.9km). The site is more than 4km from the nearest major employment area.</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 nearby listed buildings or conservation areas.</li> <li>- No HERS sites are located within the site. HERS18012 Cauldwell Ridge and Furrow is within 700m of the site to the north east and HERS25004 Malthouse Farm, Ridge and Furrow is within 450m of the site to the south west.</li> <li>- Uncertain impact on in 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 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>- Two trees with TPO 74 are situated in the west of the site.</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 roads to the west and south, hedgerows to the north and hedgerows and a fence to the east.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

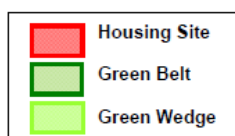
## Site: S0175. Site at Burton Road, Rosliston

### Description:

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

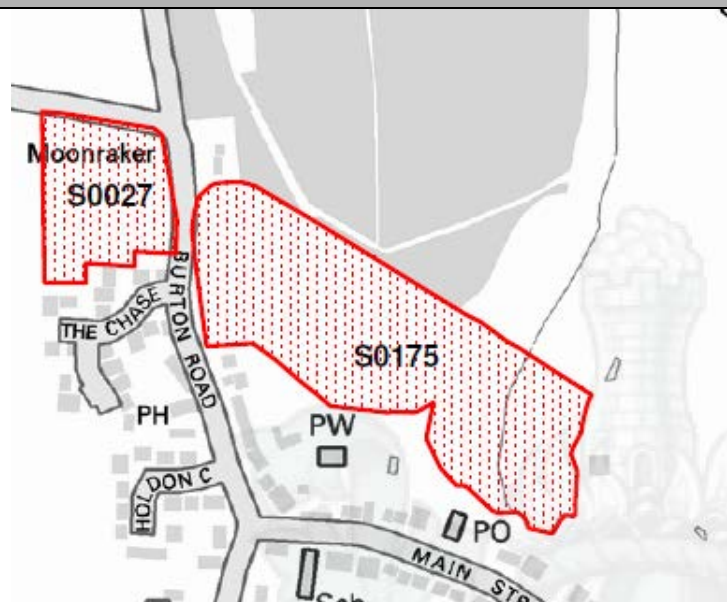
This site comprises agricultural land that borders up to the forest at Rosliston forestry centre. The site area is 2.89ha and it has not been assessed as having any physical or environmental constraints. The site is in single ownership however at present there is no developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is within 200m of SD009 Rosliston Road Verge. - Potential wildlife site SD194 (Rosliston Meadow) is located within 350m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- 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 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	- Development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could contribute 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 to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 300m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</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>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</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 issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</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. Bus stops are located within 100m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</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 sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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>- The impact on highway congestion is unknown, although it is unlikely to be highly significant for a development on this scale.</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 less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network. There are three existing PROW through the site, two from the southern boundary of the site through the northern boundary and one from its western boundary through the northern boundary. There is also a proposal to establish a greenway through the site.</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband 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 could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Rosliston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 if materials used overall could be reduced through the adoption of site 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?		<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 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 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 lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. The site contains an area of less and intermediate susceptibility to surface water flooding to 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 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 located within 800m of a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service. The site is relatively well located in respect of services within the village, including Rosliston C of E primary School (all located within 800m).</li> <li>- The nearest supermarket is in Burton (7.1km), secondary school provision is at William Allitt (Swadlincote) (9km). The site is more than 3km from the nearest major employment area at the Roger Bullivant premises on Walton Road.</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>- Grade II* Church of Saint Mary's, Main Street is adjacent to the southern boundary of the site.</li> <li>- No HERS are located within the site. However HERS2505 Rosliston, Ridge and Furrow is located within 20m of the western edge of the site, HERS25001 St Marys Church is located within 50m to the south of the site and HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 50m to the south of the site.</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>- 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 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 south, Burton Road to the west, trees and hedgerows to the north and hedgerows 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>	

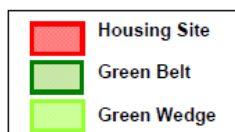
## Site: S0262 11 & 14 Holden Croft, Rosliston

### Description:

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

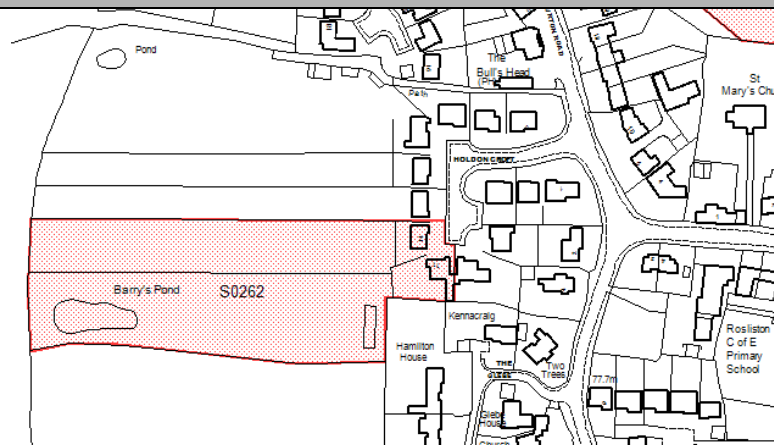
This site comprises a field, two dwellings and their curtilages. The site is 1.04ha and is predominantly greenfield land. The site is in multiple ownership, however both parties are currently willing to develop the site for residential development. At present there is no developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 400m at SD009 Rosliston Forestry Road Verge - Potential wildlife site SD194 (Rosliston Meadow) is located within 500m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site area would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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 to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 400m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</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>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</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 issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</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. Bus stops are located 250m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</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 sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village.</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 is unlikely to have a significant impact 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 a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- Established public rights of way pass close by to the north of the site. A new greenway is proposed nearby.</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband 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 could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Rosliston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Part of the site is previously developed. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Part of the site is brownfield and there may be limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- Part of the site is brownfield and there may be limited potential to reuse waste materials on site during the construction phase.	
	Will it help ensure water resources are used efficiently?		- 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> </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 a predominantly greenfield site.</li> <li>- The part of the site lying beyond the residential gardens 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>- 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 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 located within 250m of a s bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of services within the village, including Rosliston C of E primary School (all located within 800m).</li> <li>- The nearest supermarket is in Burton (7.1km), secondary school provision is at William Allitt (Swadlincote) (9km). The site is more than 4km from 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>- There are no nearby listed buildings and conservation areas.</li> <li>- The site is located within HERS25005 Rosliston, Ridge and Furrow.</li> <li>- Unknown potential for impacts on 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 a predominantly greenfield land (approx. 85 percent),</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 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 hedgerows to the north, south and west 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

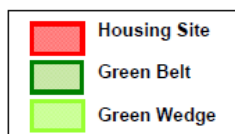
## Site S0274: Land off Strawberry Lane, Rosliston

### Description:

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

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development of the site would lead to the loss of outdoor sports facilities, which are located within the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting, although it is unclear whether development would deliver qualitative improvements to the site.</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 to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 600m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</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>- According to the Department of Education, Rosliston C of E Primary School is nearing capacity with 91 pupils attending the school with a capacity of 101.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College has capacity with 558 pupils attending the school with a capacity of 830.</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 issues.</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. Bus stops are located 150m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school and doctor's surgery, a sports field is 1200m away).</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Linton 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 toward the provision of new education, open space provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village.</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 would have an uncertain impact 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 a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- There is an existing public right of way to the west of the site.</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Linton Road</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband 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 could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shops and other businesses located within Rosliston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Part of the site is brownfield and there may be limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- Part of the site is brownfield and there may be limited potential to reuse waste materials on site during the construction phase.	
	Will it help ensure water resources are used efficiently?		- 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 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 a predominantly greenfield site.</li> <li>- Land is classified as being 'good to moderate agricultural land or Grade 3.</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 majority of the site. There are a few areas less susceptible to 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 located within 150m of a s bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of services within the village, including Rosliston C of E primary School.</li> <li>- The nearest supermarket is in Burton (7.3km), secondary school provision is at William Allitt (Swadlincote) (8.1km). The site is more than 4km from 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>- There are no nearby listed buildings and conservation areas.</li> <li>- No HERS are located within the site.</li> <li>- Unknown 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 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 a predominantly greenfield 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>- 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 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 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>	

Version 1a

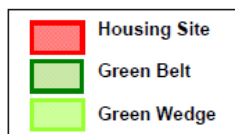
## Site: S0011. Land off Ingleby Lane, Ticknall

### Description:

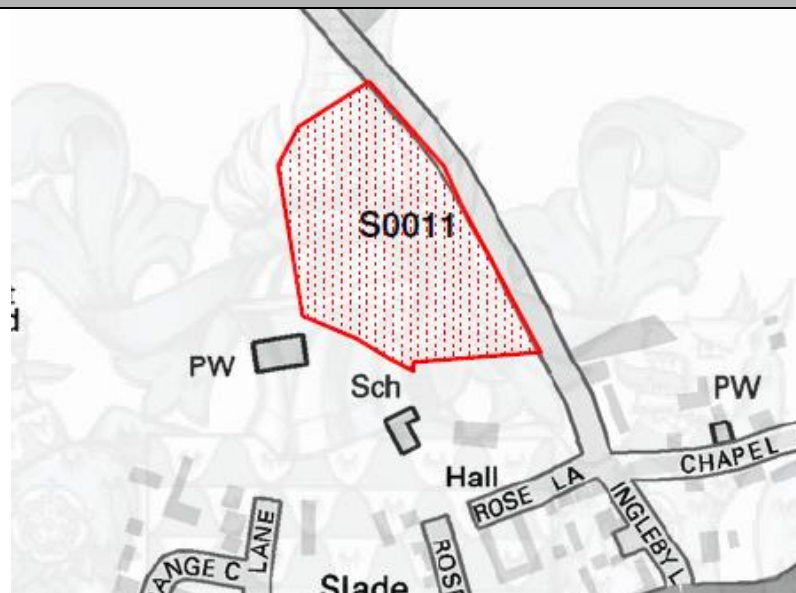
The village of Ticknall lies towards the centre of the District, and is located approximately 14km south of Derby. Ticknall is a village characterised by rows and clusters of brick and stone cottages. There are no further sites in the village capable of accommodating growth at this time.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- The site is located within 1km of Calke Park a Site of Special Scientific Interest. Calke Park covers 71 hectares of great importance ancient parkland habitats. In addition the site is located within 1km of Calke Natural Nature Reserve.	Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is located 200m of County Wildlife Site SD392 (Calke Abbey Parkland).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- There is a regionally important geological site within 1km at the former Ticknall Quarries.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribution towards the delivery of affordable housing to meet local needs.	Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- The site promoter SHLAA form suggests the site could accommodate affordable housing. In addition given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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 no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 3.9km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site is located within 800m of a convenience store village hall and sports ground. The sports ground is within 800m using PROW network. The closest Primary School is located within Hartshorne, which is 4.7km from the site.</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>	Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will 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>- Ticknall is served by Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 pupils.</li> <li>- However a new secondary school is proposed within the northern part of South Derbyshire District.</li> <li>- The nearest Primary Schools are located within Melbourne</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 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 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.</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 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 adjacent to the existing village. There is no village centre, however the site is located within 800m of the village service (the outdoor sports provision is within 800m using the PROW . Bus stops are located close to the site (within 200m) on Main Street, with an hourly service through the day and evening and a Sunday service.</li> <li>- There are some local facilities (including shop, primary school, Village hall and outdoor sports provision).</li> <li>- There is no metalled footpath adjacent to the site. The nearest footpaths are located on Rose Lane and Ingleby Lane 90m from the site.</li> <li>- The nearest major employment site is more than 4km away from the site.</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 could make some contribution toward the provision of open space and sports provision on the village. Information submitted with the SHLAA submission suggests that the site could contribute towards new facilities at Ticknall Cricket Club and could potentially offer land for an extension to the Village Hall car park. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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 site would have an uncertain impact on the highways network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.</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 (including evening service) between Swadlincote and Derby, and a Sunday service within 400m of the site.</li> <li>- A public right of way passes through the south west corner of the site, connecting to the wider public rights of way network. There is an opportunity to connect to a proposed cycle route passing close to the site .</li> <li>- There is no metalled footpath adjacent to the site, the nearest being located on Rose Lane and Ingleby Lane 90m from the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site would be served by Ticknall WWTW, which is currently operating over capacity but may be able to accommodate small scale development</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband 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 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 Ticknall and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to BNE1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- 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 greenfield and of unknown land classification	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is within flood zone 1. - There is no indication of surface water flooding on the majority of the site. However the site does contain small 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 to existing requirements to retain run off 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 village is served by a store and has a village hall, outdoor leisure facilities and a mobile library service. The site is within 400m of an hourly bus service. - The nearest supermarket is located within Melbourne 5.3km away and secondary school provision is at Chellaston 8.2km away. - The nearest employment site is more than 4km away 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?		- Development may affect the setting of Ticknall conservation area and Grade II listed Church of St George. - HERS27103 St Georges Church is located 45m from the site. - Potential for in ground archaeology. 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 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 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?		- The majority of the site is in secondary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity. - The site is located within the Melbourne Parklands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by hedgerow and Ingleby Lane to the east and trees to the south and west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a



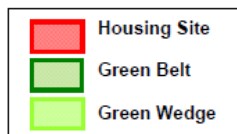
# **Site: S0267. Land off Ingleby Lane, Ticknall**

## **Description:**

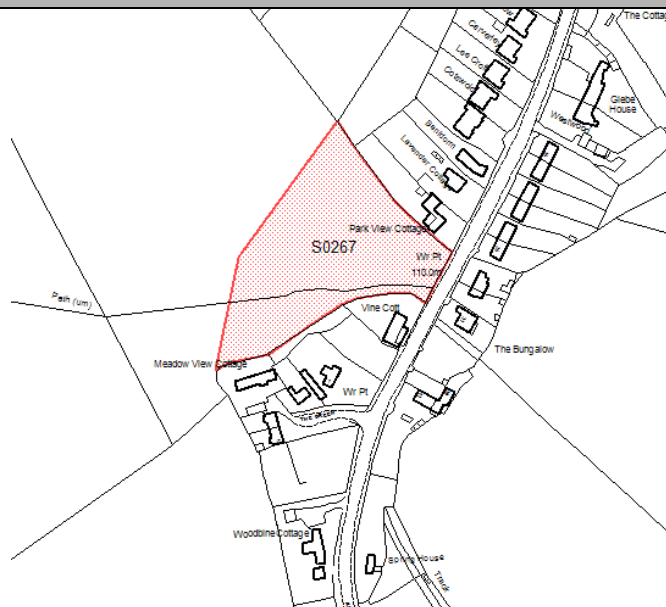
The village of Ticknall lies towards the centre of the District, and is located approximately 14km south of Derby. Ticknall is a village characterised by rows and clusters of brick and stone cottages. There are no further sites in the village capable of accommodating growth at this time.

The site comprises agricultural lane. It extends some 0.6ha 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?		- The site is located within 1km of Calke Park a Site of Special Scientific Interest. Calke Park covers 71 hectares of great importance ancient parkland habitats. In addition the site is located within 1km of Calke Natural Nature Reserve.	Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is located within 300m of County Wildlife Site SD391 (Calke Abbey Parkland).	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- A regionally important geological site lies within 1km of the site at the former Ticknall Quarries.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site promoter indicates that site could make a contribution towards the delivery of affordable housing.	Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- Given the scale of the scheme and given local plan requirements development would be likely to deliver a range of house sizes. The site promoter has indicated contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <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 no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 4.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site is located within 800m of a convenience store, and within 1200m of the village hall and sports ground. The closest Primary School is located within Hartshorne, which is 5km from the site.</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>	Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will 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>- Ticknall is served by Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650 pupils.</li> <li>- However a new secondary school is proposed within the northern part of South Derbyshire District.</li> <li>- The nearest Primary Schools are located within Melbourne</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 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>- Site promoters indicates that site could make a contribution towards the delivery of affordable housing.</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 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 adjacent to the existing village. There is no village centre, however the site is located within 800m of the convenience store and within 1200m of the village hall and sports ground. Bus stops are located within 400m of the site to Swadlincote and Derby.</li> <li>- There are some local facilities ( Village hall and outdoor sports provision (both within 1200m).</li> <li>- There is no metalled footpath adjacent to the site.</li> <li>- The nearest major employment site is more than 4km away from the site.</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 could make some contribution toward the provision of open space and sports provision on the village.</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 unlikely that development on this scale would have a significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.</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 (including evening service) between Swadlincote and Derby, and a Sunday service within 400m of the site.</li> <li>- There is a PROW through the site.</li> <li>- There are no established cycle routes adjacent to this site.</li> <li>- There is no metalled footpath adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site would be served by Ticknall WWTW, which is currently operating over capacity.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband 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 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 Ticknall and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to BNE1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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> </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> </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 is however a small 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> </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.</li> <li>- The nearest supermarket is located within Melbourne 5.1km away and secondary school provision is at Chellaston 9.2km away.</li> <li>- The nearest major employment site is more than 4km away 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 the village conservation area, which is immediately adjacent to the site and nearby listed buildings, including a Grade II Listed pillar fountain.</li> <li>- No HERS sites are located within the site although there is potential for in ground archaeology in this area</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 majority of the site is in primary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity.</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 well by hedgerow and Ashby Road to the south, existing development and trees and hedgerows to the east and west. The site is open to the north.</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



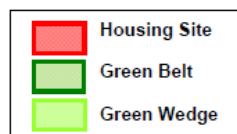
## Site: S0025. Land to the North of Main Street, Weston on Trent

### Description:

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

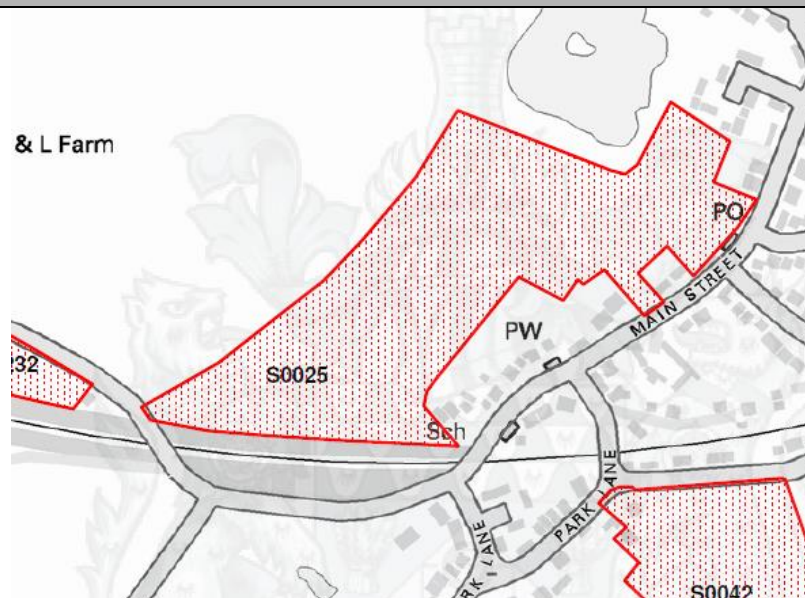
This site comprises cultivated farmland fields and extends some 6.21ha. The site is constrained by the lack of visibility at the western access point of the site. This site is currently in single ownership, however there is low developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



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



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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 services located within Weston On Trent and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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 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>- 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>- Likely to Grade 2 and / or 3 very 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 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 102m of an hourly bus service to Derby. The site is relatively well located in respect of services within the village, including Weston on Trent Primary School, recreation ground and village Hall (all located within 800m).</li> <li>- The nearest supermarket is within Melbourne (7.9km), and Chellaston Academy is 4.7km away.</li> <li>- The site is more than 4km from 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>- There is no Conservation Area nearby. Grade II listed building 1 Western Court is located within 30m of the site and grade II* Weston Hall is located within 150m of the site.</li> <li>- HERS27705 (Weston on Trent Shrunken Village) is located within the site, HERS 2270 (Barrow Cemetery) is located immediately to the west of the site, HERS22719 (Ridge and Furrow) and HERS22728 (Weston on Trent Railway Station) are located within 100m of the site, HERS2725 (Ridge and Furrow, south of the Trent, Weston on Trent) and HERS22704 (crop marks of field system) are located within 200m of the site.</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 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>- Existing development to the east, hedgerows and railway line to the south, trees and existing development to the north and to a limited extent by hedgerows to the west contain the site.</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>	

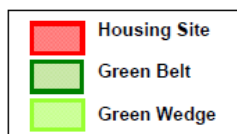
## Site: S0042. Land on Trent Lane, Weston on Trent

### Description:

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

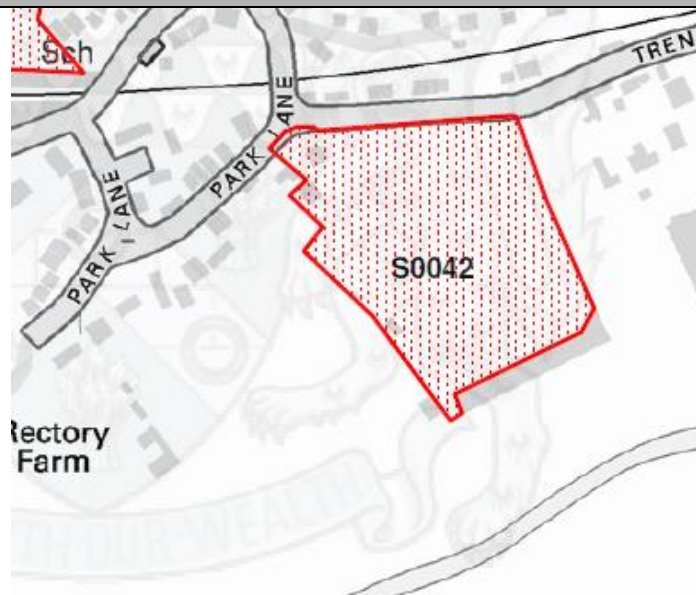
This site comprises grazing land and allotments and extends 2.39ha. The site is currently in single ownership, with high developer interest in the site. No particular environmental or physical constraints have been identified.

### Key



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MAP IS NOT TO SCALE NORTH



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



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent 2.1km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site within 800m of a primary school, village hall and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary school is within Weston On Trent which is nearing capacity with 117 pupils attending the school with 121 pupils. - The nearest secondary school, Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHLAA prepared by the Authority suggests that the site could be viable for housing development. - There is an identified significant need for affordable housing in Weston on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located within 400m site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. - There is no Sunday Service. - There are some local facilities nearby (including a primary school, village hall and recreation ground). - The nearest major employment site is more than 4km away. - There is no metalled footpath adjacent to the site, the nearest footpath is located 70m from the site close to Weston On Trent Village Hall.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of a site of this scale could make some contribution toward the provision of new education where needed, on and off-site open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on highway congestion is unknown, although it is unlikely to be significant given the small scale of the site. - Access to the site on Trent Lane is constrained due to the single lane nature of the road. In addition the bridge over Trent Lane has only one lane.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby during the day within 400m of the site. There is no Sunday or evening service. - There are established public rights of way nearby, leading to the wider rights of way network. There is a proposal to establish a greenway along the nearby Trent and Mersey Canal towpath. - There is no metalled footpath adjacent to the site, the nearest footpath is located 70m from the site close to Weston On Trent Village Hall.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Shardlow WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 services located within Weston On Trent and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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 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 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>- 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 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>- Bus stops are located 61m from the site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. There is no Sunday or evening service. The site is relatively well located in respect of services within the village, including Weston on Trent Primary School, recreation ground and village Hall (all located within 800m).</li> <li>- The nearest supermarket is within Melbourne (7.4km), and Chellaston Academy is 4.8km away.</li> <li>- The nearest major employment site is more 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>- Conservation Area Trent and Mersey Canal is located within 90m to the south of the site. Grade II listed building The White House is located within 20m of the site to the west.</li> <li>- HERS27725 Ridge and Furrow, South of Trent Lane covers the site, HERS27728 Weston On Trent, Railway Station is within 60m of the site. HERS99002 The Trent and Mersey Canal is located within 90m of the site. HERS27724 Ridge and Furrow Group Weston On Trent is located 300m of the site and HERS27704 Cropmarks of field system is located 160m of the site.</li> <li>- Uncertain potential for in ground archaeology</li> <li>- Impacts would 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>- Site lies within close proximity of Trent and Mersey Canal 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 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 Environmental Sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- There are hedgerows on the northern 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 pronounced hedgerows on the northern boundary of the site, hedgerows and existing development on the western boundary and trees on 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>	

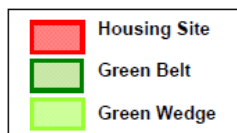
**Site: S0232.** Site adjacent to Rio Vista, Swarkestone Road, Weston on Trent

**Description:**

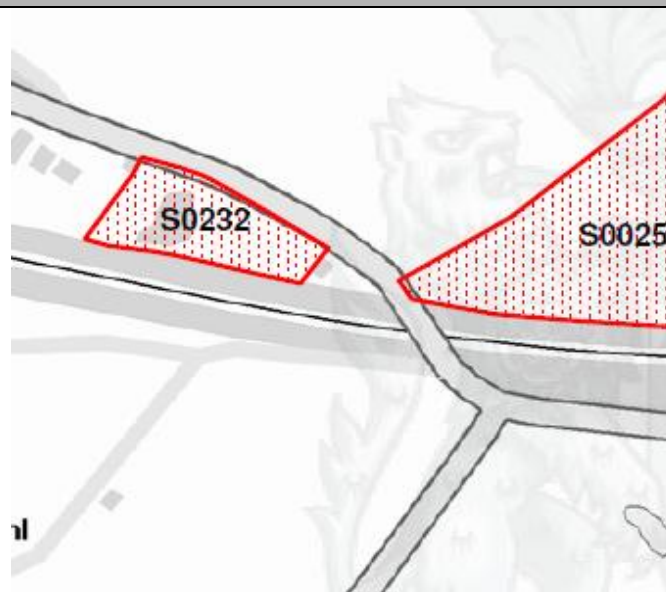
The village of Weston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Weston on Trent is a small village whilst quite diffuse in character. There are two further sites in the village capable of accommodating growth, one located north of Main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

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

**Key**



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 services located within Weston On Trent and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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> </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>- 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>- The site is likely to comprise 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>- The site lies within flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There is however a small area of less and intermediate susceptibility to 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> </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>- Bus stops are located within 400m of the site and provided an hourly bus service to Derby through the Day. There is no evening or Sunday Service.</li> <li>- The site detached from the main built up area of Weston On Trent. The site is within 550m of the village hall and 1.1km from the recreation ground.</li> <li>- The nearest supermarket is within Melbourne (7.4km), and Chellaston Academy is 4.2km away.</li> <li>- The nearest major employment site is more 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>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- No HERS are located within the site. HERS 27720 Barrow Cemetery is located within 30m of the site, HERS27719 Ridge and Furrow is located within 160m of the site and HERS27702 Chellsaton Junction, crop marks of parallel ditches, Ridge and Furrow is located within 320m of the site.</li> <li>- Unknown potential for in 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 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 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 contained by the railway and trees to the south of the site, dwellings and trees to the west and east and Swarkestone Road to the north.</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: S0144. Land at Hunts Lane, Netherseal

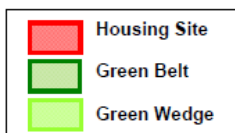
### Description:

The village of Netherseal lies at the south of the District, and is located approximately 8km south of Swadlincote. Netherseal is a nucleated village surrounded by countryside.

There are no further sites in the village capable of accommodating growth at this time.

This site lies to the east of Hunts Lane and comprises recreational open space with an area of 0.78ha. The site is physically constrained by its slope down from Hunt Lane however no environmental or access constraints have been identified. The site is in single ownership. At present there is no developer interest in the site.

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- 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 within 600m at SD386 Hunts Lane Fields. - Potential wildlife site SDR6401 Lodge Lane Verge is within 500m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site 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 500m 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 contribution to the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters however given the local plan requirements, development would be expected to deliver a range of houses sizes. However due to the size of the site development would make no contribution to the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<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> <li>- Loss of existing provision resulting from the loss of the established recreation area would need to be compensated for through the provision of alternative facilities for the village.</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 toward the provision or expansion of healthcare facilities within 3kn of the site. The nearest GP is located within Overseal 4.8km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site within 800m of a post office, convenience store, 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 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 Netherseal St Peters C of E Primary School which has some space capacity with 63 children attending the school which has a capacity of 70 pupils.</li> <li>- The closest secondary school is Granville which has spare capacity with 558 pupils attending the school with a capacity of 830. .</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>- Development would make no contribution to the delivery of affordable housing</li> <li>- There is an unknown need for significant need for affordable housing in Netherseal.</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. Bus stops are located within 400m of the site on Main Street and provide an hourly bus service to Burton and Swadlincote and Ashby.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities nearby (including a convenience store, post office, primary school and recreation ground).</li> <li>- There is no metalled footpath immediately adjacent to the site; The closest footpath ends at no.40 Hunts Lane which next to the site on the sites eastern boundary.</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 open space and sports provision in Netherseal. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</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 unlikely that the development of a site of this scale would have a significant impact on the local or 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>- There is a hourly service between Burton and Swadlincote within 400m. There is no Sunday service.</li> <li>- There are established public rights of way nearby and an on-highway greenway is proposed along Hunts Lane, adjacent to the site</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest footpath ends at no.40 Hunts Lane which next to the site on the sites eastern boundary.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband is in progress and will be available soon.</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 could help sustain existing shop and other businesses located within Netherseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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> <li>- Any SUDS scheme would need to be carefully designed given the ultrasensitive nature of 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>- Site is undifferentiated grade 3 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 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 400m of a bus service to Burton and Swadlincote. The site is relatively well located in respect of services within the village, including Netherseal Primary School, convenience store, post office and recreation ground (all located within 800m).</li> <li>- The nearest supermarket is in Swadlincote (11.3km), Pingle Secondary School is 12km away, Granville Sports College is 10km away and William Allitt is 12.1.km away.</li> <li>- The nearest major employment area is more than 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 may affect the setting of Netherseal Conservation Area which is located 200m of the site.</li> <li>- No HERS are located within the site, however HERS23510 (Hunts Lane Quarry) is located 250m to the north west of the site.</li> <li>- Unknown potential for archaeology onsite</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>- 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 Mease/Sence Lowlands Landscape Character Area</li> <li>- There is a pronounced hedgerow on the southern boundary of the site.</li> <li>- The site slopes down from Hunts Lane.</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 hedgerow on the southern and northern boundary of the site, existing development to the east of the site, existing development and hedgerow on the western boundary 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>	



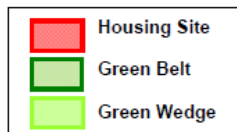
## Site: S0286. Land to the south of Church Street, Netherseal

### Description:

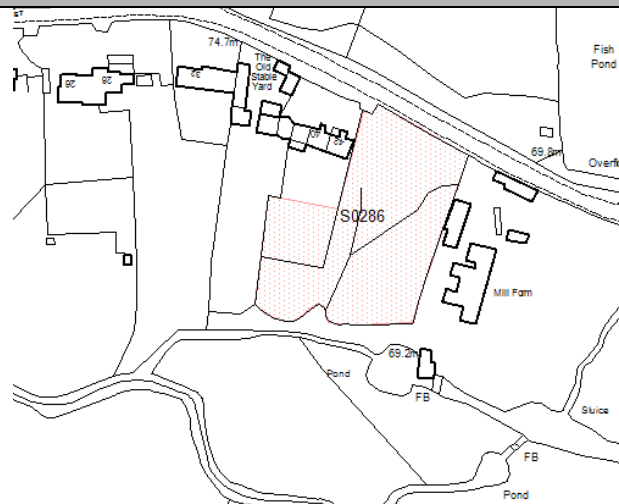
The village of Netherseal lies at the south of the District, and is located approximately 8km south of Swadlincote. Netherseal is a nucleated village surrounded by countryside.

The site is greenfield land and extends some 0.43ha. The site within one ownership. There is no developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is 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 in excess of 300m of a site of local importance for nature conservation (County Wildlife Site)	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The site would make no contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, however development would be unlikely to deliver a range of house sizes. However due to the size of the site development would make no contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	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 potentially contribute toward open space 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 toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Overseal 4.8km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site within 1200m of a post office, convenience store, 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 are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Netherseal St Peters C of E Primary School which has some space capacity with 63 children attending the school which has a capacity of 70 pupils. - The closest secondary school is Granville which has spare capacity with 558 pupils attending the school with a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site development would make no contribution towards the delivery of affordable housing on site. - There is an unknown need for significant need for affordable housing in Netherseal.	- 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 on Main Street and provide an hourly bus service to Burton and Swadlincote and Ashby. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office and primary school and a recreation ground within 1200m. - There is a metalled footpath adjacent to the site, 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 on this scale is unlikely to deliver improved public transport or other services and facilities but could help sustain existing 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 the 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?		- There is an hourly service between Burton and Swadlincote within 400m. There is no Sunday service. - There is a metalled footpath adjacent to the site, which connects 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?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is in progress and will be available soon.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 shop and other businesses located within Netherseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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 = Yes</li> <li>- Any SUDS scheme would need to be carefully designed given the ultrasensitive nature of 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>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land or 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 southern part of the site lied within Flood Zone 2 and 3a and the remainder lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the majority of the site. The very southern edge of the site has 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>- The site is located within 400m of a bus service to Burton and Swadlincote. The site is relatively well located in respect of services within the village, including Netherseal Primary School, convenience store, post office and recreation ground (all located within 1200m).</li> <li>- The nearest supermarket is in Swadlincote (over 10km away), Granville Sports Colleague is approximately 10km away.</li> <li>- The nearest major employment area is more than 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 may affect the setting of Netherseal Conservation Area which the site is located within.</li> <li>- No HERS are located within the site, however HERS23508 Dovecote is located 25m to the north west of the site and HERS23511 Mill Farm is located 10m to the south of the site.</li> <li>- Grade II Mill Farmhouse and Mill at Mill Farm are within 20m of the site and Grade II * Pigencote at Old Farm Hall Cottages is located within 30m 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 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 Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- The site slopes from north to south, dropping in elevation by approximately 4 metres.</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, wall and trees to the south, existing development to the east, trees and hedgerows to the south and part of the western boundary and a garden 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>	