

**RURAL VILLAGES**

**&**

**RURAL AREAS**

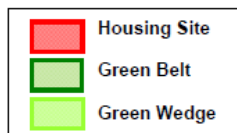
## S0045: Site at Land off Twyford Road, Barrow upon Trent

### Description:

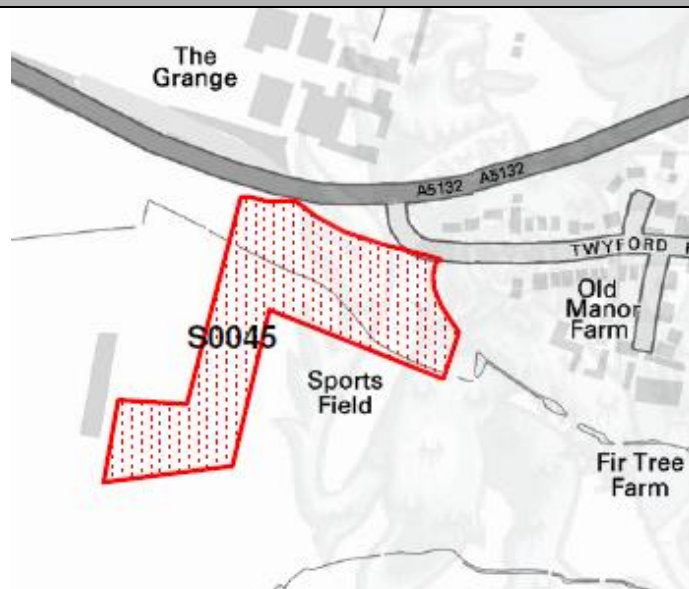
The village of Barrow on Trent lies towards the north east of the District, and is located approximately 8km south of Derby city Centre, although is only 2.5km to the south east of the suburb of Sinfin. Barrow upon Trent is a small village that is varied in character.

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

### Key



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD083, Green Lane and Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m, including on open space adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3 km of the site. The nearest GP is located in Chellaston 3.1km from the site	
	Will it promote healthy lifestyles?		- Site is within 800m of key services, including school, sports pitch and village centre*	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is Sale and Davys Primary School which is exceeding capacity with 109 pupils attending the school with a capacity of 105.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. -	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located close to the site (within 400m) on Twyford Road, although services are hourly during the day but are infrequent outside of working hours. - There are limited local facilities (including a primary school and village hall). - There is no metalled footpath from the site to the village (the nearest footpath starts from Twyford Road) but it may be possible to provide a footpath into this site connecting to existing.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Due to the small scale of development, It is likely that the development of this site in combination with additional growth locally, would have uncertain impact upon the A514/Twyford Road junction and the A514/A50 junction.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a regular (hourly) bus service between Barrow on Trent and Derby, but outside of working hours services are limited. There is no Sunday service. - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?		- Development on this scale is unlikely to have WWTW capacity implications (site is served by Derby WWTWs). - New development in this location could exacerbate existing environmental problems and new development in combination with growth on the southern edge of the City proposed in the Part 1 Local Plan could require strategic capacity improvements. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out for fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Land is classified as having potential to being '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 wholly within Flood Zone 3b and is therefore unlikely to be suitable for development according to the District Council's level 1 SFRA, although it is understood that the EA mapping on which the SFRA is based is inaccurate in this location and overstates actual flood risk across much of the village.</li> <li>- Updated flood mapping available on the parish Councils website indicates that this site did flood in the 2000 floods.</li> <li>- There are pockets of land with low and intermediate susceptibility to ground 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 served by an hourly bus service, but there is no evening service.</li> <li>- The site is relatively well located in respect of primary school provision (Sale and Davys C of E primary), although there few other services in the village and it is in excess of 4km from the nearest large scale employment. The nearest supermarket is in Sinfen, Derby City (3km) and secondary school provision is at Chellaston (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 may affect the setting of the village conservation area and The Grange, Twyford Road which is II listed building to the north.</li> <li>- No HERS sites are located within the site, but there is a site located adjacent to the south west of the site HER16709).</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 secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by the A5132 to the north and to a limited extent by 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>	

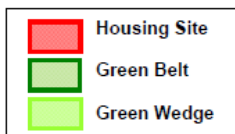
## S0290: Bridge Farm, Sinfin Lane Barrow upon Trent

### Description:

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

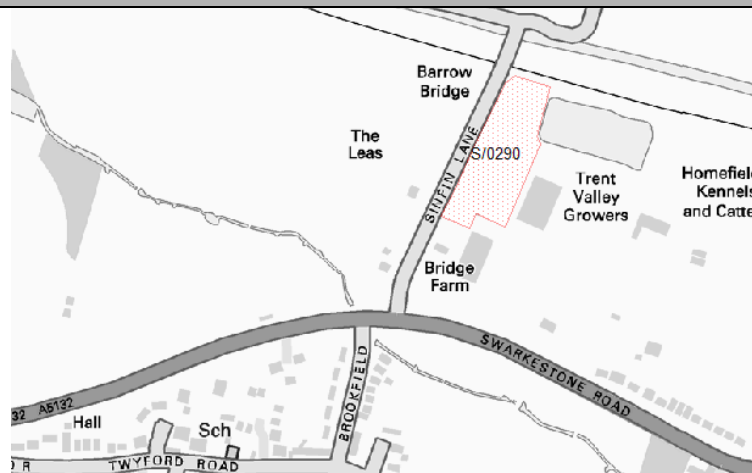
The majority of the site is brownfield site comprises offices and industrial storage. The site extends some 0.93ha, is within single ownership and there is no developer interest in the site.

### Key



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located just over 300m of SD121 Barrow On Trent Complex.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- The site is located within 1km of a regionally important geological site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m, including on open space adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of a new healthcare facilities or support the expansion of facilities within 3 km of the site. The nearest GP is located in Chellaston 2.5km from the site	
	Will it promote healthy lifestyles?		- Site is within 800m of key services, including school, sports pitch and village centre*	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - The nearest primary school is Sale and Davys Primary School which is exceeding capacity with 109 pupils attending the school with a capacity of 105.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located close to the site (within 400m) on Swarkestone Road. Services are hourly during the day but are infrequent outside of working hours. - There are limited local facilities (including a primary school and village hall). - There is no metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale is unlikely to have a significant impact on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a regular (hourly) bus service between Barrow on Trent and Derby within 400m, but outside of working hours services are limited. There is no Sunday service. - There is no metalled footpath from 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 on this scale is unlikely to have WWTW capacity implications (site is served by Derby WWTWs). - New development in this location could exacerbate existing environmental problems and new development in combination with growth on the southern edge of the City proposed in the Part 1 Local Plan could require strategic capacity improvements. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out for fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 previously developed and could regenerate the site - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential to reuse demolition waste onsite and the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The majority of the site is brownfield.</li> <li>- However the element of greenfield land is likely to be classified as Grade 3 good to moderate quality agricultural land or grade 2 very good agricultural land.</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. A small area to the south west of the site is less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Refdevelopment of a brownfield site would normally be expected to result in a reduction in surface water run off through the adoption of a suitable SUDS scheme.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is served by an hourly bus service, but there is no evening service.</li> <li>- The site is relatively well located in respect of primary school provision (Sale and Davys C of E primary), although there few other services in the village and it is in excess of 4km from the nearest large scale employment. The nearest supermarket is in Sinfen, Derby City (3km) and secondary school provision is at Chellaston (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>- The site is within 50m of the Trent and Mersey Canal Conservation Area,</li> <li>- No HERS sites are located within the site, however the site is within 50m of HERS99002 Trent and Mersey Canal.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Sinfen Lane to the west, trees and hedgerows to the north and part of the western boundary and buildings to the south. However part of the boundary is open to east.</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

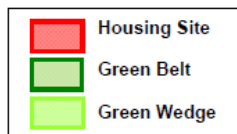
## S0170: Land adjacent Fourway, Little Derby Hill, Burnaston

### Description:

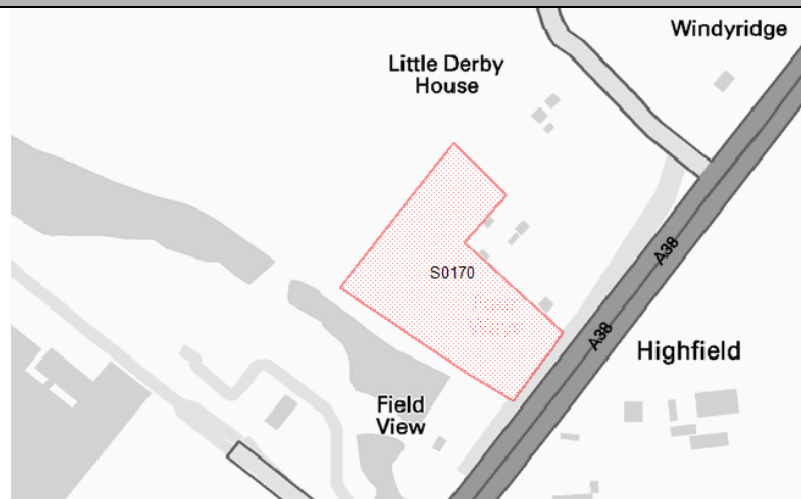
The site is located within the north west of the District and is located 9.9km from Derby City.

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

#### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute towards improving open space and leisure provision on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Littleover Derby 3.2km from the site.	
	Will it promote healthy lifestyles?		- Site is within excess of 1200m of key services including school, sports pitch and village centre,	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal primary school for the site is Etwall Primary School which is exceeding capacity with 279 children attending the school with a capacity of 259 pupils. - The normal area secondary school for the site is John Port School within Etwall, which has some spare capacity within 1957 pupil's attending the school which has a capacity of 2070 pupils. - The closest Secondary School is Littleover Community with is exceeding capacity 1683 pupils attending the school with a capacity of 1342 pupils. - However a new secondary school is proposed within the northern part of South Derbyshire District.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development - There is no affordable housing need within Burnaston.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not located within 1200m of an hourly bus service. - There is an existing PROW within the eastern boundary of the site. - There are limited facilities within Burnaston – Village Hall. - There are no metalled footpaths which would connect the site to Burnaston.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the education. Development on this scale is unlikely to deliver improved public transport provision. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is not located within 1200m of an hourly bus service - There is an established off-road cycle route running parallel to the A38, adjacent to the site. - There are no metalled footpaths which could connect the site to Burnaston.	
	Will it make the best use of other infrastructure?		- The site is not served by a sewage treatment works. - There are no known water or electricity supply constraints. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 Burnaston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site contains some agricultural buildings, however is not run down and development of the site will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is very limited potential to reuse waste materials on the site during the construction phase – from the agricultural buildings. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 very limited potential to reuse waste on site (from the agricultural buildings and ground) although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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 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>Due to the proximity of the site to the A50 there maybe increased noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>The 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 detached from the main built up area of Burnaston. The site is poorly related to day to day needs, primary and secondary school provision and is in excess of 1200m of an hourly bus service.</li> <li>The nearest major employment site is Toyota, which lies more than 5km away by road (need to travel north on the A38 to the Mickleover roundabout before doubling back), but the journey back is only 1.5km. By cycle, using the off-highway route running parallel with the A38, the journey is 1.5km in each direction..</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>Development is unlikely to affect the setting of any listed buildings or conservation areas.</li> <li>No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact. 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 Needwood and South Derbyshire Claylands Landscape Character Area,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by trees to the west, Little Derby Hill to the south, trees and hedgerows to the north and east, with existing development also containing part of the site to the east.</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



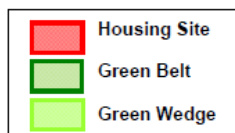
## S0279: The Old Hall, Etwall Lane, Burnaston

### Description:

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

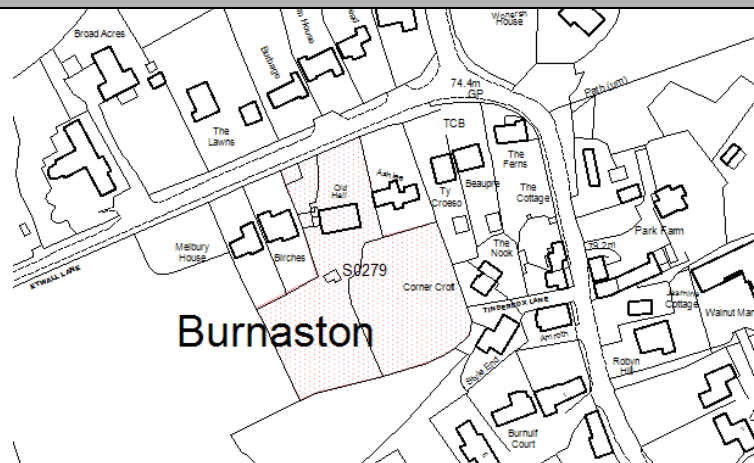
The site comprises of a dwelling and greenfield land. It extends some 0.5ha and is currently in single ownership. There developer interest in the site is unknown.

#### Key



Crown Copyright and database rights [2013]  
Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interests of Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is in excess of 1300m of SD388 Mickleover Etwall Trail	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- The site would make no contribution towards the provision of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be likely to deliver a range of house sizes. However due to the size of the site development would make no contribution to 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 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?		- It is unlikely that a site of this scale would yield on-site open space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Littleover Derby 3.2km from the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m of key services including school, sports pitch and village centre,	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal primary school for the site is Etwall Primary School which is exceeding capacity with 279 children attending the school with a capacity of 259 pupils. - The normal area secondary school for the site is John Port School within Etwall, which has some spare capacity with 1957 pupil's attending the school which has a capacity of 2070 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Development would make no contribution towards the provision of affordable housing. - There is no affordable housing need within Burnaston.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not located within 800m of an hourly bus service. - There is an existing public right of way adjacent to the southern boundary of the site. - There are limited facilities within Burnaston – Village Hall. - There are no metalled footpaths which would connect the site to Burnaston.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the education. Development on this scale is unlikely to deliver improved public transport provision. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have any significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is not located within 800m of an hourly bus service - There is no existing off road cycle route adjacent to this site. - There are no metalled footpaths alongside the site..	
	Will it make the best use of other infrastructure?		- The site is not served by a sewage treatment works. - There are no known water or electricity supply constraints. - Super Fast broadband is under review in this area. There is no current timescale when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shop and other businesses located within Burnaston and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site contains an existing dwelling, however is not run down and development of the site will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is very limited potential to reuse waste materials on the site during the construction phase – from the existing dwelling on the site. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 very limited potential to reuse waste on site (from the existing dwelling on the site) 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 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 part greenfield and part brownfield</li> <li>The greenfield element of 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 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 whilst redevelopment of the brownfield element of the site would be expected to result in reduced run off rates.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is poorly related to day to day needs, primary and secondary school provision. The site is more than 800m from an hourly bus service.</li> <li>The nearest major employment site is Toyota, which lies more than 5km away by road (need to travel north on the A38 to the Mickleover roundabout before doubling back), but the journey back is some 3.6km. By cycle, using the off-highway route running parallel with the A38, the journey is 1.5km in each direction..</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>Development is unlikely to affect the setting of any listed buildings or conservation areas.</li> <li>No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is predominantly greenfield, 0.047 greenfield and 0.03 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 Needwood and South Derbyshire Claylands Landscape Character Area,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by existing development to the north and east, hedgerows to the south and hedgerows and existing development on the eastern 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

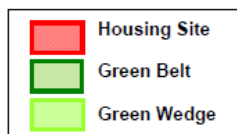
## S043: Maple Dene, Church Broughton

### Description:

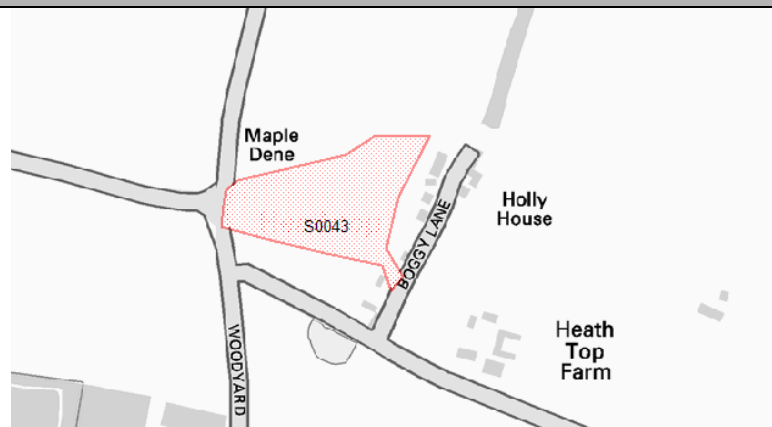
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution toward open space and recreation provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 5.7km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Church Broughton and few services. The site is within in excess of 1200m of Church Broughton Primary School and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what effect the development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port School at Etwell which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. -	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at round 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the village. The site is in excess of 1200m to a bus stop, which provided a extremely limited service with one demand responsive service on Tuesday and Friday and two such services on Thursday. - There are some local facilities (a primary school, outdoor sports provision). - There are employment opportunities at Dove Valley Business Park. - There is no footpath adjacent to the site, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - It is unlikely that development on this scale would support new on-site services and facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus services are limited to one service on Tuesday and Friday. - There is no footpath adjacent to the site, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 existing rural businesses located within Church Broughton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- The site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Part of the existing site is previously developed, however the site is not run down and therefore development will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is very limited potential (from the existing dwelling) to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- 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 very limited potential (from the farm dwelling) to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor 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>- Greenfield part of site would be expected to discharge water at greenfield rates. redevelopment of the brownfield part of the site would normally be expected to result in reduced runoff rates, although this would be dependent upon detailed design.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is poorly located in respect of day to day retail needs. The site is within 3km from the nearest large scale employment area, Dove Valley Business Park. The site is also poorly related in respect of supermarkets and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield with 1.2ha of being greenfield and 0.16ha of the site being brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Cote Bottom Lane to the west and hedgerows and trees to the north, 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>	

Version 1a

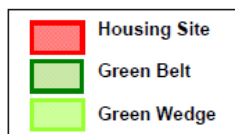
## S0054: Site at Church Road, Church Broughton

### Description:

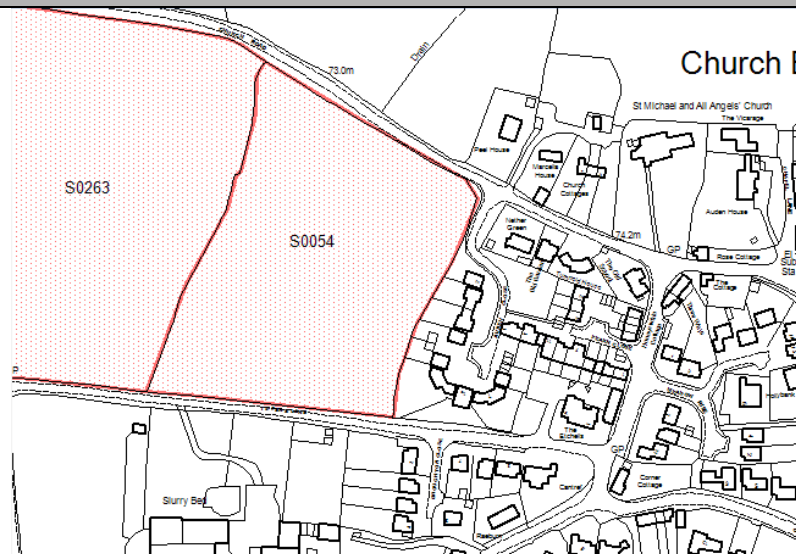
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 6.6km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre and the village has few services. The site is located within 800m of a Church Broughton Primary School, however is more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- The development would have an uncertain effect in terms of reducing accidents or improving safety around the site.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port School at Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications. -	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at round 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development, however impact on the viability of the power supply lines across the site may need further assessment. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village, Bus stops are located close to the site (within 400m) on Church Road although bus services are extremely limited, with one demand responsive service on Tuesday and Friday and two such services on Thursday. - There are some local facilities (a primary school, outdoor sports provision). - Secondary School provision is at John Port School, Etwall, - There are employment opportunities at Dove Valley Business Park. - There is a metalled footpath adjacent to the site at Auden Close. However the footpath does not connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Growth could make a contribution to open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could sustain the existing demand responsive service. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The lack of local facilities and the infrequent public transport provision means that a high proportion of trips generated by the site would be likely to be by private transport. - In impacts in respect of congestion on the strategic and/or local road network are unknown, but would be likely to be negligible. - The two roads adjacent to the site, (Church Road and Tippers Lane) are single lane roads.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus services are limited to one service on Tuesday and Friday and two services on Thursday. - The site is approximately 3 km from the A50 strategic road. - There is a metalled footpath adjacent to the site at Auden Close. However the footpath does not connect the site to the village.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, - Site is likely to be Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is located within flood zone 1 - There is no indication of surface water flooding on the majority of the site. However there are two areas less susceptible to surface water flooding on the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform 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 poorly located in respect of day to day retail needs, but is close to a primary school. It is more than 1200m of an hourly bus service. It is some 3 km by road from the nearest large scale employment area, Dove Valley Business Park. The site is also poorly related to supermarkets and secondary school provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site	- 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 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. - TPO52 is situated to the south east.	
	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 1a



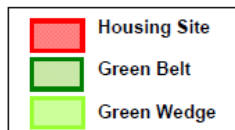
## S0189: Land at Boggy Lane, Church Broughton

### Description:

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

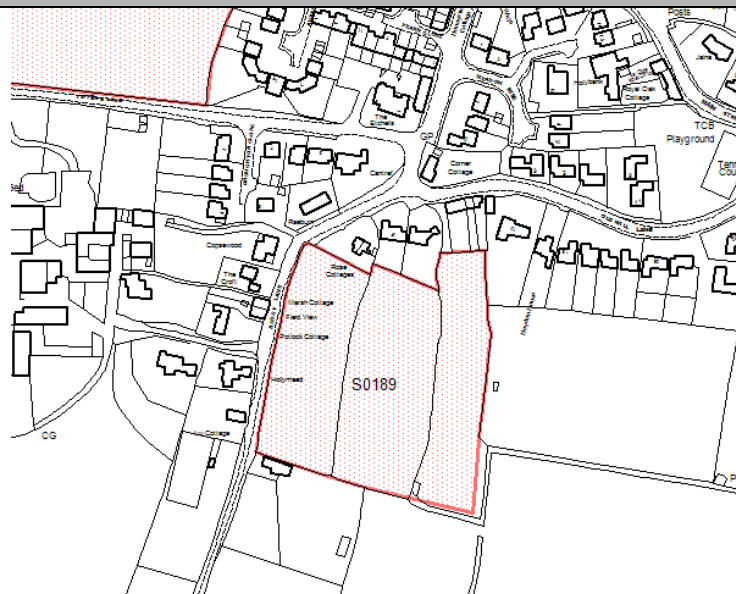
The site comprises agricultural land and extends to some 1.57ha It is currently in single ownership. There is high developer interest.

#### Key



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



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make some limited contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 7.2km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Church Broughton and very few services. The site is within 800m of a Primary School, however is within excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact the development will have on the number of people involved in accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port School at Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070 pupils. - The nearest primary school is Church Broughton Primary, which is near to capacity with 100 pupils attending the school with a capacity of 105 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village, Bus stops are located close to the site (within 400m) on Church Road although bus services are extremely limited, with one demand responsive service on Tuesday and Friday. - There are some local facilities ( a primary school, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port School, Etwall, - There are employment opportunities at Dove Valley Business Park some 3km from the site. - There is no footpath adjacent to the site.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards open space and sports provision in the village. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that development on this scale would support new on-site services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development would have on the strategic and/or local road network would be likely to be negligible given the scale of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus services are limited to one service on Tuesday and Friday. There is no footpath adjacent to the site and no greenway proposals in the area.	
	Will it make the best use of other infrastructure?		- It is not known whether development would have WWTW capacity implications (site is served by Sutton on the Hill WWTWs) - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 existing rural businesses located within the village 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>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Site is likely to be Grade 3 good to moderate quality, or Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- 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 Part1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is well located in respect of primary school provision, although it is some 3km by road away from the nearest large scale employment area, Dove Valley Business Park. The site is poorly related in respect of supermarkets, other retail 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 could affect the setting of a listed building at number 12 Old Hall Lane. .</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands 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 north, trees and hedgerows to the east and hedgerows to the west,</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

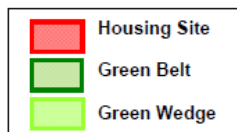
## S0263: Land to the north of Tippers Lane, Church Broughton

### Description:

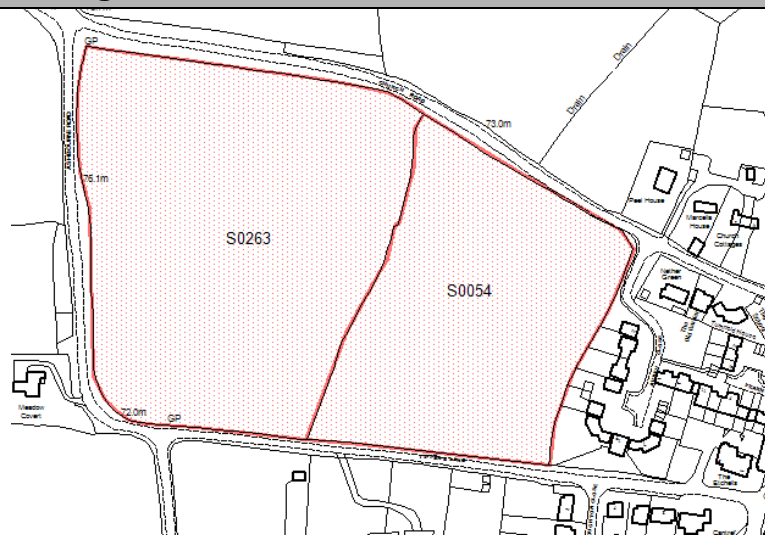
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

### Key



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

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



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



To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield - Site is likely to be Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site 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 to existing requirements to retain run off rates at green field levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is poorly located in respect of day to day retail needs, but is close to a primary school., It is some 3 km by road away from the nearest large scale employment area, Dove Valley Business Park. The site is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site	- 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 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	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by roads to the north, west and south and existing hedgerow to the east, - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

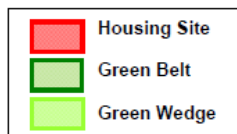
## S0264: Farmyard and adjacent land at Cromwell House Farm, Church Broughton

### Description:

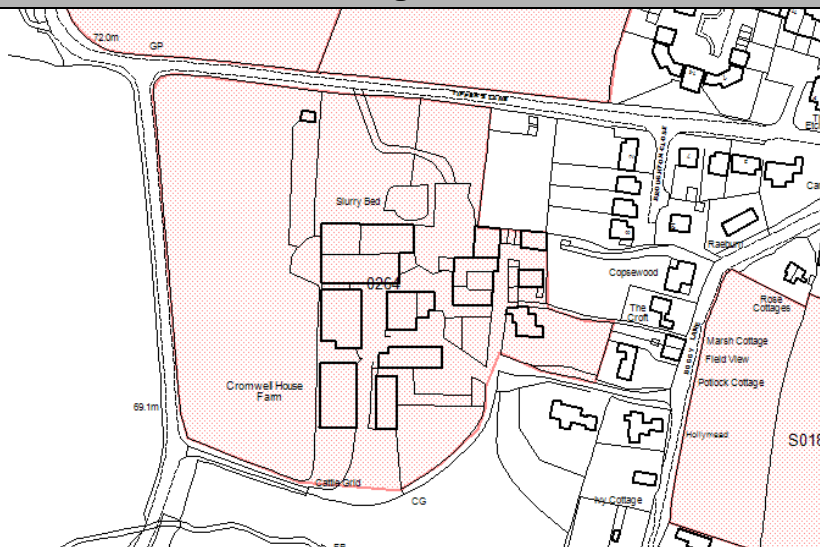
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

### Key



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

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 existing rural businesses located within the village and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- The site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The developable land contains agricultural buildings however the site is no run down and will not generate the existing area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is some potential to reuse waste materials on site during the construction phase, from the agricultural buildings on the site. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- 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 some potential to reuse demolition waste onsite (from the agricultural buildings), although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The developable land is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor 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 lies within Flood Zones 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 within the majority of the site. However the site does contain some 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 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 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 poorly located in respect of day to day retail needs. It is some 3 km by road away from the nearest large scale employment area, Dove Valley Business Park. The site is also poorly related in respect of supermarkets and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation..</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Grade II listed Cromwell House, which is located within the non-developable area of the site</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The developable land is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands 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 roads to the north, west and south 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



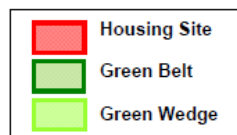
## S096: Former Coal Stacking Yard, Coton Park

### Description:

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

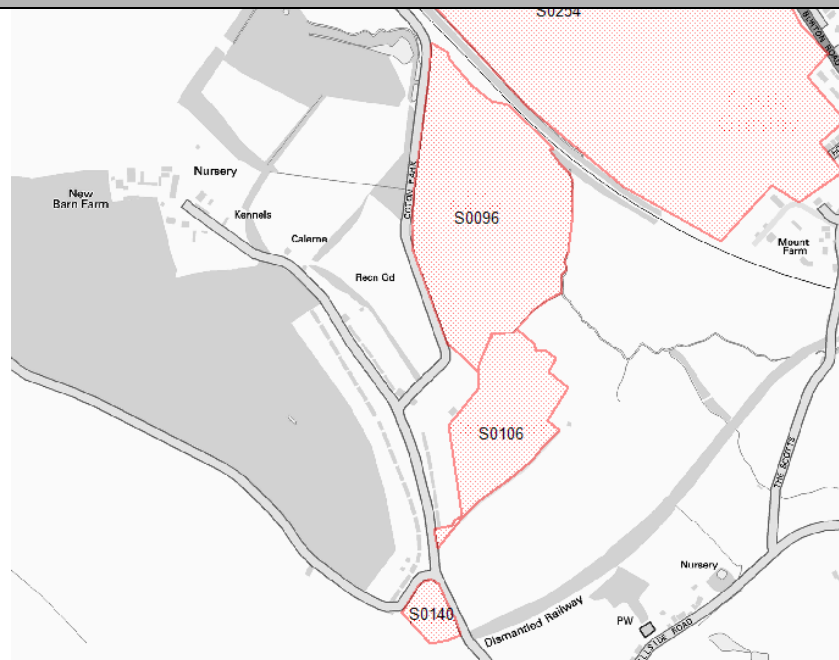
The site comprises vacant land, which was a former coal stacking yard. It extends some 10.05ha and is currently in single ownership. There is no developer interest.

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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could contribute towards 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 within Swadlincote 2.9km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre and limited services within the village. The site is in excess of 1200m of a primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development 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>- The closest Primary School is within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260.</li> <li>- The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment would be required on the viability impact of the coal carpet across the site and potential contamination</li> <li>- There is an identified need for affordable housing within 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 stop is within 1200m of an hourly bus service to Swadlincote and Burton on Trent</li> <li>- There are few services within Coton Park – recreation ground.</li> <li>- There is no metalled footpath adjacent to the site which could connect the site to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service between Burton and Swadlincote within 1200m.</li> <li>- There is no metalled footpath adjacent to the site which could connect the site to the village.</li> <li>- There are no established off road cycle routes in this location.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site is served my Coton Park WWT which is exceeding capacity</li> <li>- There are no known water supply or electricity network constraints</li> <li>- Super Fast broadband is available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could 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 nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the 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 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> </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>- However there may increase noise complaints due to the site being adjacent to the railway line (this however is used for rail freight and is infrequent.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is brownfield</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding, however there are some area 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>- Redevelopment of brownfield land could result in a reduction in surface water run off rates, although this would be dependent upon the detailed design of the scheme.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site lies more than 800m from an hourly bus service to Burton and Swadlincote. Coton Parks contains very few services.</li> <li>- The nearest supermarket is in Swadlincote (4.8km), Pingle Secondary School is 5.5km away, Granville Sports Colleague is 7.3km away and William Allitt is 5.5km away.</li> <li>- The nearest major employment site is Tetron Point / Cadley Hill , which lies within 2km..</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect the setting of any conservation areas or listed buildings.</li> <li>- HERS17804 Coton Park Colliery/brick works is located within the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development 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>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- Trees are contained 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 Coton Park to the west, railway line to the north and trees to the east and the south</li> <li>- Trees are contained within the site,</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

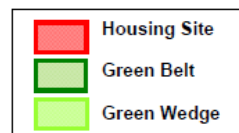
## S106: Former Coal Stacking Yard, Coton Park

### Description:

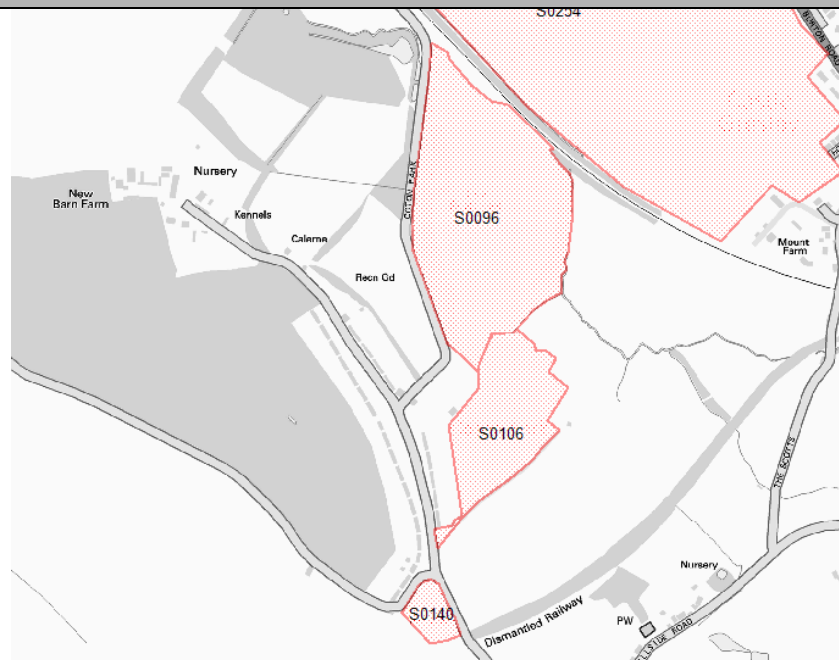
Coton Park is located in the south of the District and 5.3km from Swadlincote and 27.2km from Derby. Coton Park is a linear settlement.

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

#### Key



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



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure 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 within Swadlincote 2.7km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre and limited services within the village. The site is in excess of 1200m of a primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development 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>- The closest Primary School is within Linton, which is nearing capacity with 256 pupils attending the school with a capacity of 260.</li> <li>- The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</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, further assessment of the access provision on viability would be required.</li> <li>- There is an identified need for affordable housing within 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 stop is within 800m of an hourly bus service to Swadlincote and Burton on Trent</li> <li>- There are few services within Coton Park – recreation ground.</li> <li>- There is a metalled footpath adjacent to the site on Coton Park which could connect the site to the village</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly service between Burton and Swadlincote within 800m.</li> <li>- There is a metalled footpath adjacent to the site on Coton Park which could connect the site to the village.</li> <li>- There is no established off road cycle route in this location.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site is served by Coton Park WWWT which is exceeding capacity.</li> <li>- There are no known water supply or electricity network constraints.</li> <li>- Super Fast broadband is available.</li> <li>- Access to the site is narrow.</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 nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not generate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development 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 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?		<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 could increase odour complaints as a result of the proximity of the site Sewage Treatment Works.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 2 Very Good</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- 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 within 800m of an hourly bus service to Burton and Swadlincote. Coton Parks contains very few services, although Linton post office / store lies within 1200m.</li> <li>- The nearest supermarket is in Swadlincote (4.6km), Pingle Secondary School is 5.4km away, Granville Sports Colleague is 7.1km away and William Allitt is 5.3km away.</li> <li>- The nearest major employment site lies within 3km at Tetton Pount / 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>- Development would be unlikely to affect the setting of any conservation areas or listed buildings.</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development 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 west, trees and hedgerows to the north and east and a track road to the south.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

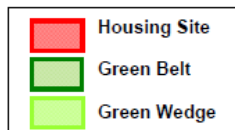
## S0241: Land adjoining Manor Farm, Dalbury Village, Dalbury Lees

### Description:

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

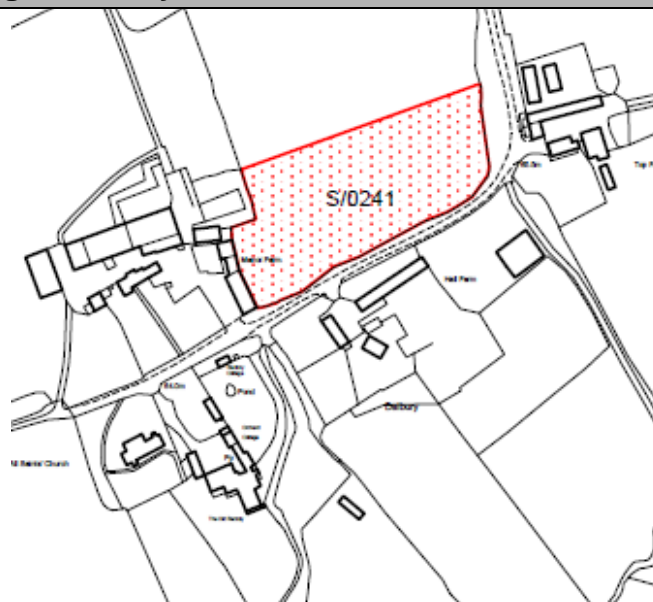
The site comprises agricultural land. It extends some 0.8ha and is currently in single ownership. There is medium developer interest.

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution toward on-site open space and recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision or expansion of existing facilities within 3km of the site. Nearest existing facility is at Mickelover, 8km away.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m from key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of reducing accidents and improving highways safety within and around the site.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port Academy, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is at Long Lane, which is currently exceeding capacity, with 44 pupils attending the school with a capacity of 30 children.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing dwellings and farm buildings at Dalbury Village. - There are no facilities within the village and the site is located more than 1.2km from an established village centre and there is no metalled footpath from the village to nearby villages with key services. - The site is excess of 800m from an hourly or better bus service.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact is unlikely to be significant given the scale of the site. The lack of facilities and public transport provision means that a high proportion of trips generated by the site would be likely to be by private car. The access to the site would be from a unnamed road, however access would be onto a single track lane.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located in excess of 800m of an existing bus route with an hourly or better service. - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?		- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 existing rural businesses located within the villages 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 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 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>- The site lies within flood zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2,SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is a single demand responsive bus service to Derby and Ashbourne on Tuesdays and Fridays only.</li> <li>- The site is poorly located in respect of day to day retail needs and primary school provision. The site is also poorly related in respect of secondary school provision.</li> <li>- The nearest major employment area is more than 4km away and the nearest supermarket is some 7 km away at Mickleover.</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 settling of nearby listed building, Manor Farmhouse (Grade II listed), The Old Rectory (Grade II listed) and All Saints Church (Grade II* listed).</li> <li>- No HERS sites are located within the site, but HERS18604 – All Saints Church is located 110m from 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 BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</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 Needwood and South Derbyshire Claylands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained to the east and south by the road and trees and to a limited extent hedgerows to the north 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

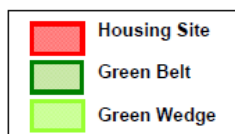
## S0051: Land to the east of Rosliston Road South, Drakelow

### Description:

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

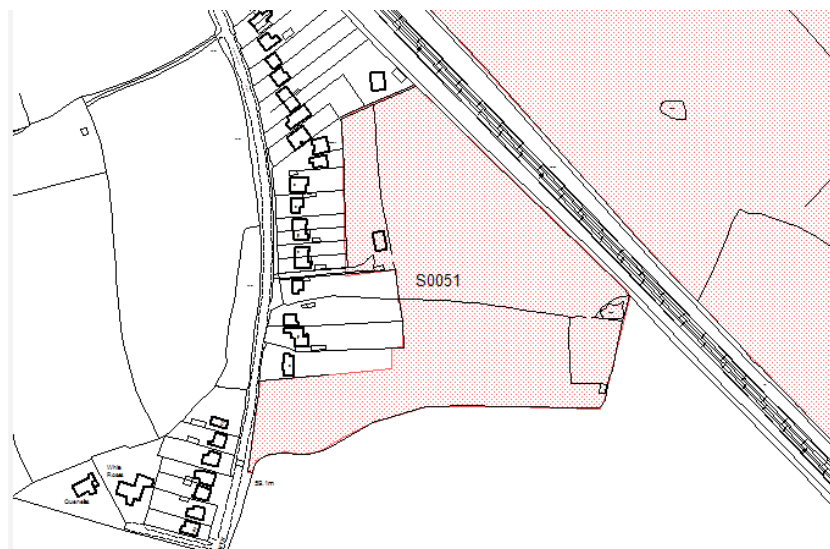
The site comprises garden land and agricultural land. It extends some 3ha and is currently in multiple ownership, but all parties are willing to develop the site for residential use. There is high developer interest.

### 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	- 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 1.4km of SD010, Grove Wood.	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Potential for Bats GCN and breeding birds on site. Also some hedgerow which is a BAP habitat is present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- The Design and Access Statement for planning application 9/2014/0848 (outline application for all matters reserved except access for up to 75 dwellings), proposed that the existing tree and hedgerows will be retained and protected and new trees planted in gardens in the main courtyard. - 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 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.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application 9/2014/0948 affordable housing statement proposed a minimum of 30~% affordable housing in the site and a range of dwelling sizes from 1 bed flat to 4/5 bed family housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be very unlikely to 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 new open space on the site. Planning application 9/2014/0948 proposed 0.43ha of open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Staphenhill 1.1km from the site.	
	Will it promote healthy lifestyles?		- Development would be within 1200m of existing local centre at Staphenhill and a sports pitch, Riverview Primary School in East Staffordshire is located within 1.6km from the site, although the site is some 3.5 from Rosliston Primary School, within whose normal area it falls.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Transport assessment for the site indicates that there is no significant highway safety problems requiring mitigation as a result of the development proposals	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school within South Derbyshire is William Allitt, which currently offers no space capacity. The closest secondary school within East Staffordshire is Blessed Robert Sutton Catholic Sports Colleague which is 1.8km from the site and is exceeding capacity. - The nearest Primary Schools within South Derbyshire are Rosliston Primary School and Stanton Primary School. Rosliston Primary School has some spare capacity with 91 pupils attending the school with a capacity of 101. And Stanton Primary School has some spare capacity with 82 pupils attending the school with a capacity of 105.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- 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. Application 9/2014/0948 affordable housing statement proposes a minimum of 30% affordable housing on the site. - There is no identified affordable housing need in Drakelow.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be located within 800m of a half hourly bus route. - There is a metalled footpath adjacent to the site on Rosliston Road South, which could connect the site to services within Staphenhill.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development 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?		- Transport assessment indicates that the development can be accommodated by the local highway network and the site can be served by a variety of sustainable transport modes The Highway would continue to operate with significant reserve capacity post 2021	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 800m of an half hourly bus route, but provides no opportunity to connect to an existing or proposed off road cycle route. - There is a metalled footpath adjacent to the site on Rosliston Road south, which could connect the site to services within Staphenhill.	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW, which has spare capacity. - There are no known requirements for additional; water supply or electricity network improvements - Superfast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out,	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 nearby settlements.	
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).	
	Will it reduce the proportion 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 given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Proximity of the site to a railway line could potentially lead to an increase number of noise complaints, although this line is currently used infrequently.</li> <li>- Noise from the construction of</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>- Site lies within 800m of a half hourly bus route. The site is poorly related to normal area primary schools, which are located over 3km away. In addition the nearest supermarket is 3.7km away and William Allitt is 6,1km away. The nearest employment area lies 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>- There are no listed buildings or conservation areas within the immediate vicinity.</li> <li>- No HERS sites are located within the site. HERS19209 (Drakelow earthworks) is located within 200m of the site.</li> <li>- This heritage assessment identifies a low potential for significant archaeological deposits dating to all periods to be present although ridge and furrow is noted to be present within the study site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the 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 well contained by the existing railway line and trees to the east, existing development to the north and west and to some extent hedgerows to the south.</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> </ul>	

Version 1a

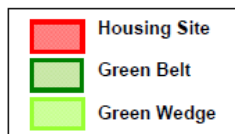
## S0069: Land South of Silver Lane, Elvaston

### Description:

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

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

### Key



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?		- 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?		- County Wildlife site SDSD247 (Elvaston Castle Country Park) is immediately adjacent to the western boundary of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- The development would make no contribution towards the delivery of affordable housing due the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect if likely mix on site. Although given the size of development the site would make an no contribution towards the delivery of affordable housing, however given the local plan requirement's development would expected to provide a mix of dwelling type and size.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be very unlikely to includes provision for travelling communities	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out,	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 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 conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield - Site is likely to be Grade 2 very good quality and Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies in Flood Zone 1. - There is no indication of surface water flooding within most of the site, except a small area within the north of site 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 to existing requirements to retain runoff rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- Site is more than 800m from the nearest hourly bus service. - Elvaston offers very limited services, the nearest local centre being at Borrowash, some 2.5km away. - The nearest primary school is 3.9km and the secondary school is 4.8km away. - The nearest supermarket is at Spondon, more than 5km away. - The nearest major employment area is more than 4km 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?		- HERS19728 Ridge and Furrow north of Thulston covers the site and HERS19723 Gardens and Park at Elvaston Castle is adjacent to the west boundary of the site. - Elvaston Historical Garden is adjacent to the western boundary of the site. - The site is 275m from Grade II listed building Golden Gates and attached walls at Elvaston Castle and 245m from Grade II listed Village Hall and attached house. - An Ancient Monument is 420m from the north east of the site. - Impacts could be dependent on the detailed design and layout of the scheme.	- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will improve access to significant cultural assets insofar as it lies adjacent to the grounds of Elvaston Castle (see above).	- 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 Character Area. - The site is located within Green Belt designation.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by trees to the west, existing development to the north and trees and hedgerows to the west. There is a fence containing the site to the west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a



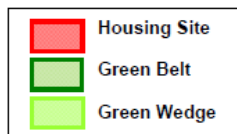
## S0260: Chestnut Avenue, Foremark

### Description:

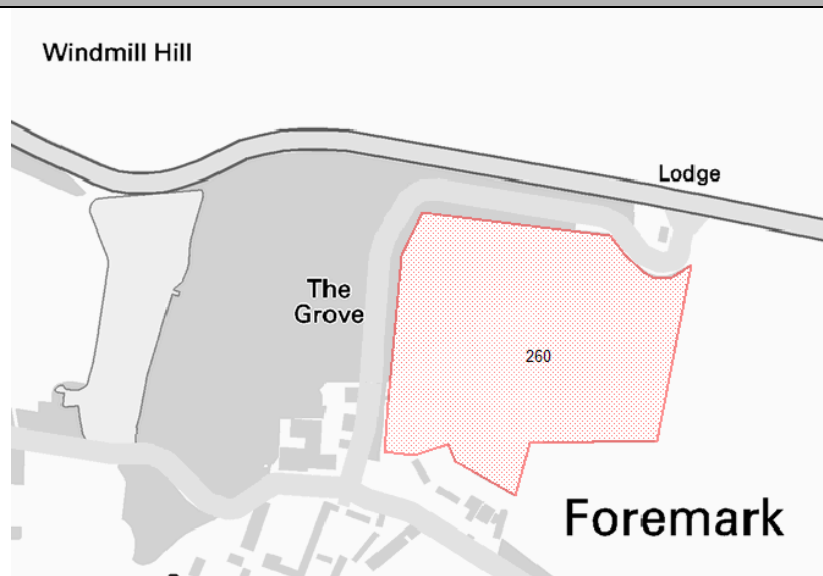
Foremark is located near the north of the District. Foremark is located 10.6km from Swadlincote and 20km from Derby.

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

#### Key



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?	No	- The site is immediately adjacent to (abutting) County Wildlife Site SD106 The Grove and is within 300m of County Wildlife Site SD105 Foremark Fishpond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site,	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is a regionally important geological site within 250m of the site, but this would not be affected by development.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site. Although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 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, however the site is not run down and development would not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Part of the site is brownfield and there could be some potential to re-use waste materials from the existing dwelling on the site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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?		- Part of the site is brownfield and there is limited potential to reuse demolition waste onsite, although the use of 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> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield</li> <li>- Site is likely to be Grade 2 Very Good 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 within the majority of the site, except a small area less susceptible to surface water flooding within the middle of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Development of the greenfield part of the site would be expected to replicate greenfield run off rates. Redevelopment of the brownfield part of the site would normally be expected to result in reduced run off rates, but this would be dependent upon the design of the scheme.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of an hourly bus service.</li> <li>- The site is located 11.1km from John Port Secondary School.</li> <li>- The nearest major employment site is more than 4km away</li> <li>- The nearest supermarket is some 6km away Willington</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 nearby listed buildings on Chestnut Drive</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. 0.30ha is brownfield and 3.47 is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- A large proportion of the site is covered by woodland.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a road to the north and west, existing development to the south.</li> <li>- A large proportion of the site is covered by woodland.</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

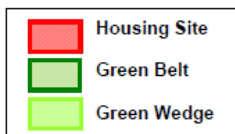
## S0040: Land at Uttoxeter Road, Foston

### Description:

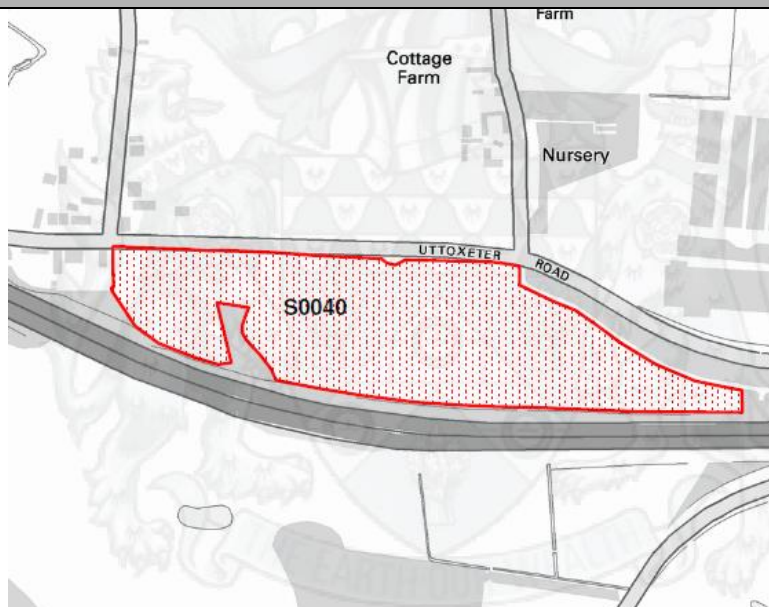
The village of Foston lies within the north west of the District, and is located approximately 19km west of Derby. It is a small settlement with few services.

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

### Key



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?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD375 Congreave and Rough Woods. - Potential Wildlife Site SDR6373 Foston Brook Meadow and SD900 Lemon's Holme are located within 200m of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- Tree planting would be delivered on site as part of any proposals for development. Furthermore, areas of the site would be given over to open space and habitat creation, enhancing the ecological value of the site.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirement would be expected to make provision for affordable housing subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site would not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- No, site would be very unlikely to includes provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute towards sports or open space provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan..
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision or expansion of existing facilities within 3km of the site. The nearest GP is located within Tutbury 5.8km from the site.	
	Will it promote healthy lifestyles?		- Foston does not have a village centre. Development will be in excess of 1200m of key services.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port Academy, which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.. - The nearest primary school is Church Broughton Primary School, which is nearing capacity with 100 pupils attending the school with a capacity of 105. The normal area for Foston is Heathfields Primary School in Hatton which has some space capacity with 237 pupils attending the school with a capacity of 280.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a recognised need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service between Burton and Uttoxeter within 400m, but the nearest local centre is more than 1200m away.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - It is unlikely that development on this scale would support new on-site services and facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known whether development would have a significant impact on local or strategic highway congestion. This would need to be the subject of a Transport Assessment. .	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Burton and Uttoxeter. The site is within 400m of access to the A50. - There is no metalled footpath immediately adjacent to the site. The closest footpath is located on Uttoxeter Road and ends just at the beginning of the north west edge of the site. - There are no off road cycle routes in this location.	
	Will it make the best use of other infrastructure?		- The site is served by Clay Mills WWTW which has spare capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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/p roect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- 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 village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is partially previously developed land. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is previously developed land, with has hardstandings still present from its previous use. There is therefore potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- 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 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, although the significance of this could be dependent on the scale of development proposed and its location.	
	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. - Development could lead to increase noise complaints as a result of the proximity of sites to nearby employment at Dove Valley Business Park and the A50 trunk Road.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- The parts of the site that do not represent brownfield land are likely to be Grade 3 good to moderate quality agricultural land. However, part of the site represents brownfield land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1. - There are some areas of less, intermediate and most susceptible to surface water flooding within the site. However the within the majority of the site there is no indication of surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- Redevelopment of brownfield land would normally be expected to result in reduced run off rates, but this is dependent upon the design of the scheme.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- Site lies adjacent to an hourly bus route. - Nearest Local Centre is Hatton more than 1.2km away. - The site is poorly related in respect of secondary school provision (8.7km away), primary school provision (5km away). The nearest supermarket is located within Hatton 5km from the site. The site lies adjacent to major employment provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development is unlikely to affect the setting of the village conservation area or any listed buildings. - No HERS sites are located within the site,	- Ensure policy reflects policy BNE2, INF6 and IMF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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?		- The site is partially brownfield and partially 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 Washland 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.	

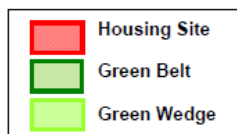
## S0226: Jawbone Lane, Melbourne

### Description:

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

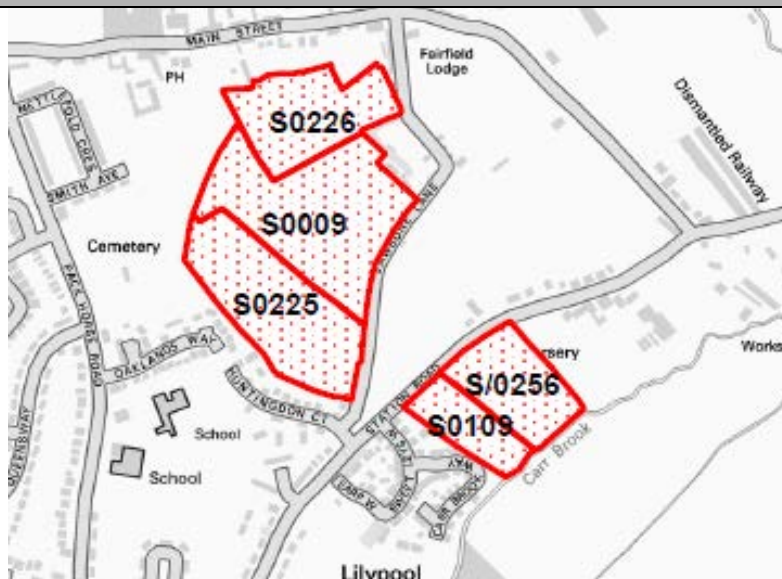
The site comprises agricultural land. It extends some 1.3ha and is in single ownership. There is high developer interest.

### Key



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 within 350m of SD137 Melbourne railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Given the scale of the site there is potential to deliver planting on site	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirement development would be expected to make provision for affordable housing subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be unlikely to include provision for travelling communities	

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



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1145 is for all matters reserved.	- Ensure development conform to emerging Policy BNE1 of the part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout with this information provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques buoying the minimum standards.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, and the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Land is likely to be very good 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 located within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of days to day retail needs (within 1.2km), primary school provision and is within 800m of an hourly bus service. The site however is in excess of 4km of the nearest large scale employment area</li> <li>- The site is also poorly related in respect of secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of Melbourne Village Conservation Area but would affect the setting of Kings Newton Conservation Area, which is located to the north of the site.</li> <li>- Development would affect the setting of a number of listed buildings located on the southern side of Main Street to the north of the site.</li> <li>- No HERS sites are located within the site</li> <li>- The loss of this area could lead to the narrowing of the gap between Melbourne and Kings Newton.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Assessment.</li> <li>- The development would lead to the loss of the gap between Melbourne and Kings Newton, This would affect the visual separation of both communities and careful design would be necessary to mitigate the effects of further development in this location.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Hedgerows, trees and Station Road contain the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

Version 1a

## S259: Land to the east of Dalbury village, Lees

### Description:

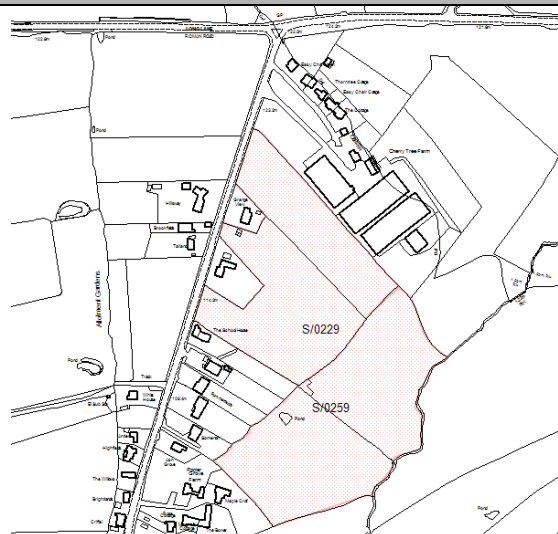
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

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

#### Key



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 within 1500m of The Burrows Meadows	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make no contribution towards improving open space and leisure provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover, Derby 8.6km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre with Lees. The site is within excess of 1200m of a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area primary school is located within Long Lane which is exceeding capacity with 44 pupils attending the school with a capacity of 30 - The normal area secondary school is at John Port, Etwall which has some spare capacity with 1957 pupils attending the school with a capacity of 2070.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is in excess of 1200m of an hourly bus service. The site is located within 500m of a Demand Response Bus Service. which provides a very limited service to Derby - There are few services within the settlement – a village hall and public house. - There is no metalled footpath which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is in excess of 1200m of an hourly bus service. - There is no metalled footpath which could connect the site to the village. - There is no established off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Lees WWTW which has spare capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 Lees 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> </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>- Land is classified as being good to moderate agricultural land or Grade 3 and could include best and most versatile land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site. However along the eastern boundary of the site there is 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 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 in excess of 1200m of an hourly bus services. There are few services within the village.</li> <li>- The site 7.7km from John Port Secondary School and 2.2km from Long Lane Primary School</li> <li>- Site lies more than 4km from the nearest major employment site.</li> <li>- The nearest supermarket is in Mickleover, 7.5km 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 would be unlikely affect the setting of listed building or conservation area.</li> <li>- Uncertain potential for in ground archaeology in this area</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development would 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 secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained hedgerows and trees.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

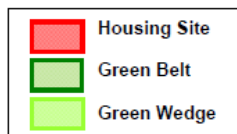
## S2229: Land between Poplar Grove Farm and Cherry Tree Farm, Lees

### Description:

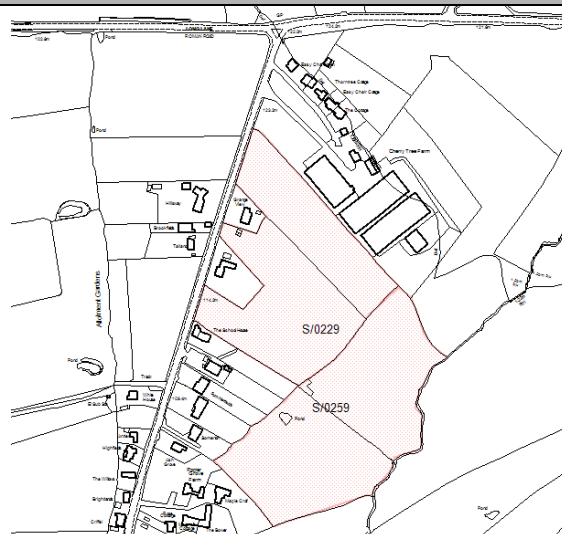
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

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

#### Key



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 within 1500m of The Burrows Meadows	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 Lees 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> </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>- 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>- 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 in excess of 1200m of an hourly bus services. There are few services within the village, the nearest alternative serviced centre being Mickelover, 7.5km away.</li> <li>- The site 7.6km from John Port Secondary School and 2km from Long Lane Primary School</li> <li>- The nearest major employment site is more than 4km away.</li> <li>- The nearest supermarket is in Mickelover, 7.5km 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 would be unlikely affect the setting of listed building or conservation area.</li> <li>- Uncertain potential for in ground archaeology in this area</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development would 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 secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a road, existing development and hedgerows to the west, hedgerows to the north and east and existing development and hedgerows to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	



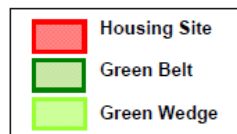
## S0240: Land at Long Lane, Near Dalbury Lees

### Description:

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

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

### Key



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 880m of DD380 The Burrows Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The site would make no contribution towards the delivery of affordable housing due to the size of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix proposed on site. Due to the sites size the site would make no contribution towards the delivery of affordable housing. However given the Local Plan requirement is likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be very unlikely to include provision for travelling communities	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 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 not known whether the development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase 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 and could include land which is best and most versatile.</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 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>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective due to increased reliance on private transport to access local services and facilities.</li> <li>- The site is well located in respect of a primary school. However is poorly related in respect of supermarkets and secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Grade II listed building Christ Church which is located within 75m of the site.</li> <li>- Uncertain potential for in ground archaeology.</li> <li>- No HERS sites are located within the site. However HERS27201 Trusley, Roman Road is located within 100m to the north of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects 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 Needwood and South Derbyshire Claylands 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 west, existing development and hedgerows to the north and to some extent contained by hedgerows to the south and east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

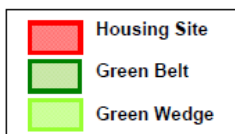
## S0187: Land off Dag Lane, Lullington

### Description:

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

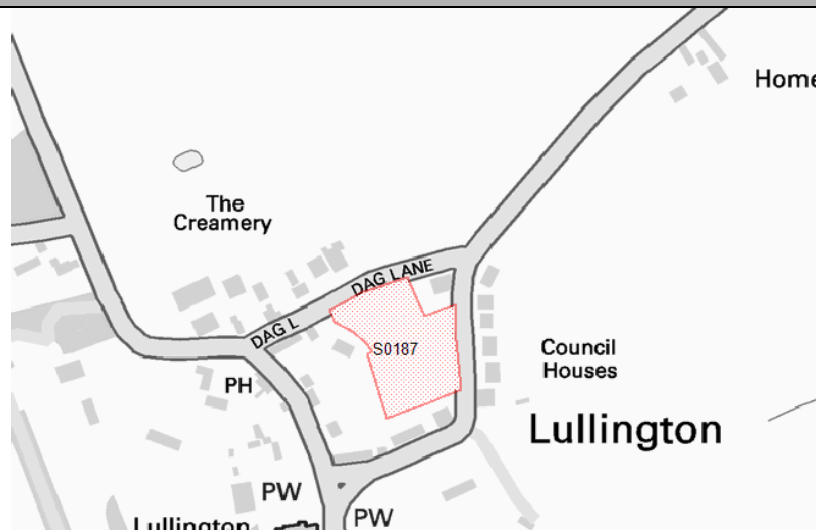
The site comprises open land within the settlement boundary of Lullington. It extends some 0.68ha and is currently in single ownership. There is no developer interest. In addition the site lies within the River Mease Special Area of Conservation Catchment.

#### 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 located within The River Mease Special Area of Conservation Catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is SD357 Grange Wood and Potters Wood over 2km from the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- The site would make no contribution towards the provision of affordable housing due to the sites size.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be likely to deliver a range of house sizes. However due to the size of the site, development would provide no affordable housing due to the size of the site.	
	Will it improve the suitability of new homes for older and/disabled groups?	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	



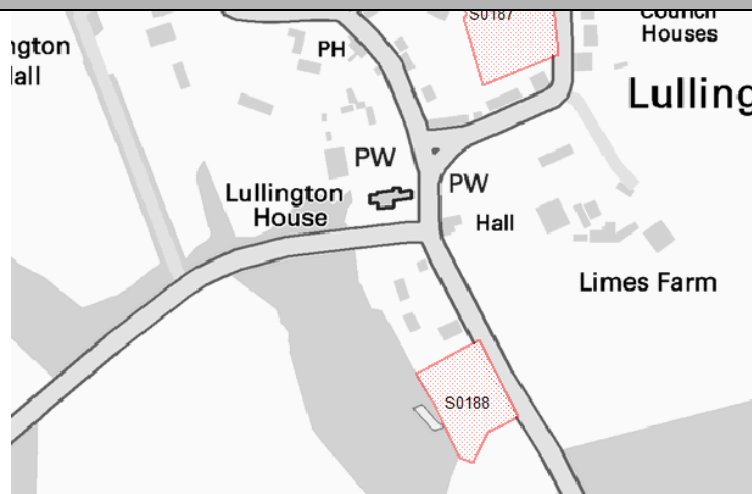
To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could contribute towards open space and leisure provision on site.</li> <li>- Site would deliver informal open space provision, including through 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 within Rosliston 4.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of a primary school, a public sports pitch, however is within 800m of the village centre.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development 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>- The nearest Primary School is Coton in the Ems, which is nearing capacity with 126 pupils attending the school with a capacity of 140 pupils.</li> <li>- The closest secondary school is William Allitt which is currently exceeding capacity with 973 pupils attending the school, with a capacity of 945 pupils.</li> <li>- 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.</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>- The site would not contribute towards the provision of affordable housing due to the size of the site.</li> <li>- There is an identified need for affordable housing in Lullington.</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. The site is in excess of 1200m of an hourly bus service.</li> <li>- There are limited local facilities within Lullington (including a village hall, public house and a privately owned sports pitch).</li> <li>- There is no metalled footpath immediately adjacent to 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 education. 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 development on this scale will 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>- The site is in excess of 1200m of an hourly bus service.</li> <li>- There is no metalled footpath immediately adjacent to the site.</li> <li>- There are no established off-road cycle routes adjacent to this site.</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 spare capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband is under review. There is no current timescales when fibre broadband will be available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- 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 Lullington 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> </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>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform 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 in excess of 1200m of an hourly bus service. The site is poorly related in respect of primary school provision – which is located within Coton in the Elms (2.8km from the site), a convenience store and recreation ground (all in excess of 1200m from the site).</li> <li>- The nearest supermarket is in Swadlincote (10.4km) AND William Allitt Secondary School is 11.2km 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>- Development may affect the setting of Lullington Conservation Area which the site is located within.</li> <li>- No HERS are located within the site, however HER22705 Creamery Farm, Former gas works is located within 40m of the site.</li> <li>- Uncertain 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>- 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 and Dag Lane to the north, easting development to the south and west and Main Street 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>	

**Description:**

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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and 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 Special Area of Conservation Catchment.	<ul style="list-style-type: none"> <li>- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.</li> </ul>
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is SD357 Grange Wood and Potters Wood over 2km from the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- The site would make no contribution towards the delivery of affordable housing due to the size of the site.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirements development will be likely to deliver a range of house sizes, however due to the sites sizes, development of the site would make no contribution towards the provision of affordable homes.	
	Will it improve the suitability of new homes for older and/disabled groups?	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?		- Development would make no contribution towards improving open space and leisure provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Rosliston 4.5km from the site.	
	Will it promote healthy lifestyles?		- The site is in excess of 1200m of a primary school, a public sports pitch, however is within 800m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Coton in the Ems, which is nearing capacity with 126 pupils attending the school with a capacity of 140 pupils. - The closest secondary school is William Allitt which is currently exceeding capacity with 973 pupils attending the school, with a capacity of 945 pupils. - Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would make no provision to the delivery of affordable housing due to the size of the site. - There is an identified need for affordable housing in Lullington.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. The site is in excess of 1200m of an hourly bus service. - There are limited local facilities within Lullington (including a village hall, public house and a privately owned sports pitch). - There is no metalled footpath immediately adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is in excess of 1200m of an hourly bus service. - There is no metalled footpath immediately adjacent to the site. - There are no established off-road cycle routes in this location.	
	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. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 Lullington 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?		<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 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>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 within excess of 1200m of an hourly bus service. The site is poorly related in respect of primary school provision – which is located within Coton in the Elms (3km from the site), a convenience store and recreation ground (all in excess of 1200m from the site).</li> <li>The nearest supermarket is in Swadlincote (10.6km) and William Allitt Secondary School is 11.4km away.</li> <li>The nearest major employment site is more than 4km way.</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 Lullington Conservation Area which the site is located within.</li> <li>No HERS are located within the site.</li> <li>Unknown 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>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 Lullington Road and hedgerows to the east, trees and hedgerows to the south, woodland to the west and existing development 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>	

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

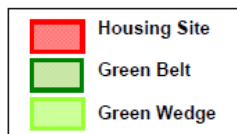
### Description:

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

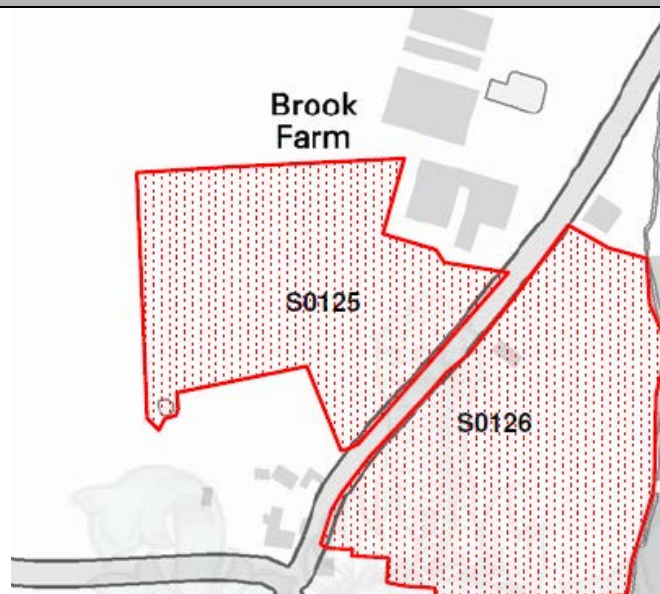
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

### Key



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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of SD099 (Milton Carr North) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision within the site.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain effect.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is more than 800m from a bus route and provides no opportunity to connect to existing or proposed off-road cycle routes. - There is no metalled footpath adjacent to the site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 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 areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = 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 re unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to 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 2 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 within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD1/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>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is poorly related in respect of day to day needs, primary school and secondary school provision. The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas and the nearest supermarket is at Hilton, 9km</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise the 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 Milton Conservation Area which is located 20m to the south of the site.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</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 Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes steeply to the north</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Main Street to the east, hedgerow to the west, hedgerow and existing development to the south and an unpaved track and existing development to the north.</li> <li>- Hedgerows 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>	

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

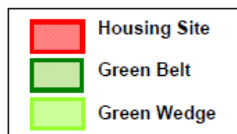
### Description:

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

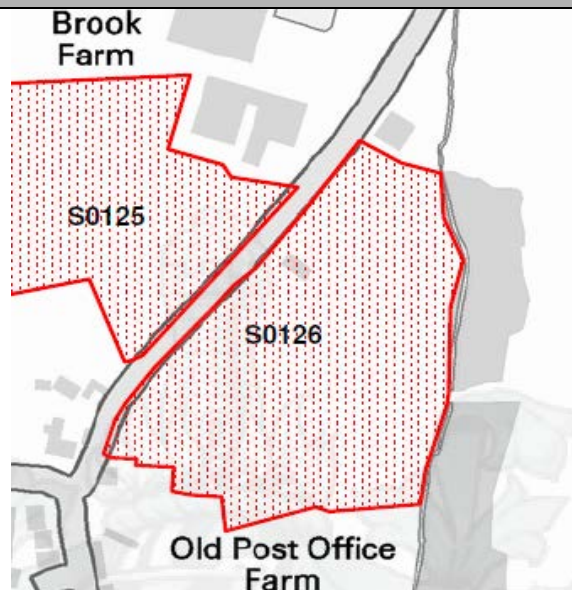
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

### Key



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?	No	- Site is immediately adjacent to County Wildlife Site SD099 (Milton Carr North) and is located within 300m of County Wildlife site SD098 Milton Carr South. - Potential Wildlife Site SD101 Meadow Lane is located within 240m of the site to the north.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could be likely to include on site recreation and open space provision	- Ensure new development conforms with Policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200 m from an established village centre. - There is no metalled footpath immediately adjacent to the site, which could connect the site to the village. The closest footpath ends at 1 Main Street, which is next to the site.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain effect	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is more than 800m from a bus route and provides no opportunity to connect to existing or proposed off-road cycle routes. - There is no metalled footpath immediately adjacent to the site, which could connect the site to the village. The closest footpath ends at 1 Main Street, which is next to the site.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review. There is no current timescales when fibre broadband will be available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 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 - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, however the existing dwelling on the site allows limited potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is limited potential to reuse demolition waste on site, from the existing dwelling. However the majority of the site is greenfield. - The use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality agricultural land and/or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Eastern boundary is in Flood Zones 3a and 2. Majority of site in Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site. Along the western boundary there are 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>- The site is poorly related in respect of day to day needs, primary school and secondary school provision.</li> <li>- The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas and the nearest supermarket is at Hilton, 9km</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The site is adjacent to Milton Conservation Area and may affect its setting.</li> <li>- No HERS sites are located within the site. However the site is located 150m of HERS24529 Watermill, Repton to the south of the site</li> <li>- Impacts could be depended on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects BNE2, INF6 and INF7 of the Part1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield, however contains one dwelling and curtilage.</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 Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes steadily at its western side.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows and a wall to the west, dense woodland to the east and existing development and hedgerows to the north and south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a



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

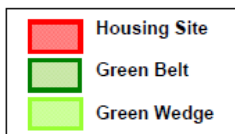
### Description:

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

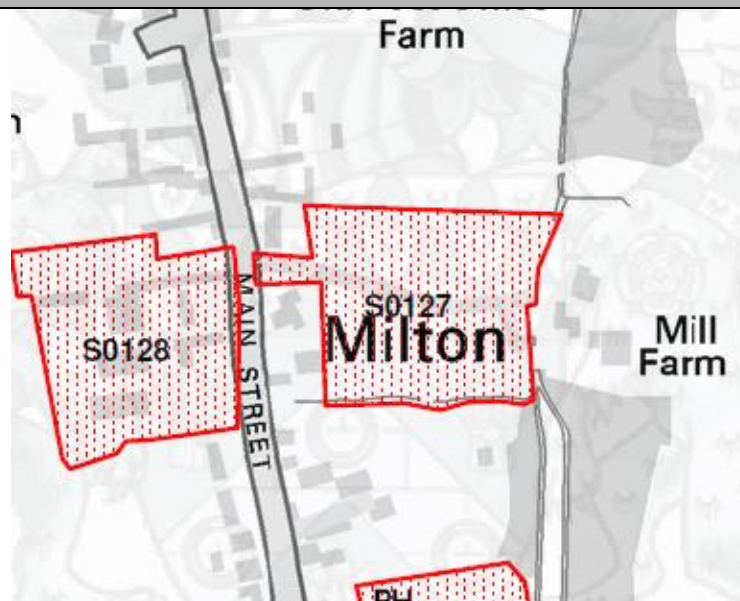
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

### Key



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

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 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 development will have no significant impact on local water quality.</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 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 2 very good quality agricultural land and/or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Eastern part of the site is within Flood Zones 3a and 2 although the majority of the site is within Flood Zone 1.</li> <li>- The site contains some areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </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 poorly related in respect of day to day needs, primary school and secondary school provision.</li> <li>- The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas and the nearest supermarket is at Hilton, 9km</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 Milton Conservation Area (which the site is located within) and Grade II Listed Buildings Mill Farmhouse, Common Farmhouse and Brook Farmhouse.</li> <li>- A small proportion of HERS24549 Watermill, Repton is located within the eastern boundary of the site. The majority of the HERS site is located to the east of the site.</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 Melbourne Parklands Landscape Character Area.</li> <li>- The slopes to the west.</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 west, hedgerows to the north, trees to the east and hedgerows 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>	

Version 1a



## S0128: Site at Common Lane, Main Street, Milton

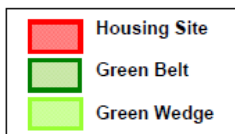
### Description:

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

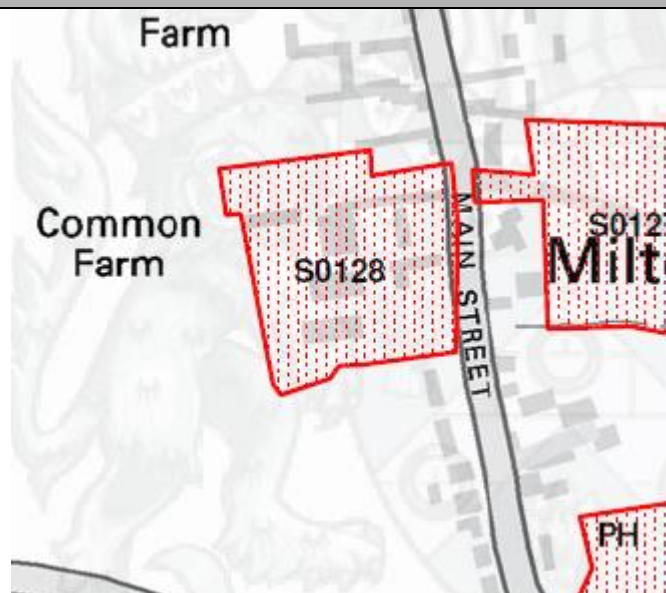
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

This site comprises agricultural land containing agricultural buildings and one dwelling. The site is therefore predominantly greenfield. It also lies partly within Milton Conservation Area. It extends some 1.14ha and is currently in single ownership. There is no developer interest.

### 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	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of SD099 (Milton Carr North) and SD098 (Milton Carr South).	
	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 include provision for travelling communities	



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include recreation or open space provision on site..	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is in excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which has some spare capacity with 1957 pupils attending the school which has a capacity of 2070. - Repton Primary School is nearing capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is a metalled footpath adjacent to the site on Main Street.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services – the site lies more than 1200m from the nearest local centre.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact on highway congestion..	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is more than 800m from a bus route and provides no opportunity to connect to existing or proposed off-road cycle routes. - There is a metalled footpath adjacent to the site on Main Street.	
	Will it make the best use of other infrastructure?		- Milton WWTW would serve the site, which is currently exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Superfast broadband is under review. There is no current timescales when fibre broadband will be available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site, however there is an 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 on greenfield land would be required to conform with existing requirements to retain runoff rates at greenfield field levels. Redevelopment of brownfield land would normally be expected to result in reduced run off rates, although this is dependent upon the design of the scheme.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is poorly related in respect of day to day needs, primary school and secondary school provision. The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas and the nearest supermarket is at Hilton, 9km</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 Milton Conservation Area (the site is partly within the Conservation Area) and grade II listed building (Common Farmhouse) which is located within the site.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield site.</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 Melbourne Parklands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees to the west and south, existing development to the north and Main Street to the east.</li> <li>- Trees 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

## S0129: Site East of Main Street, Milton

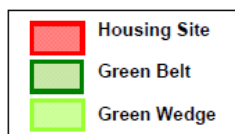
### Description:

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

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

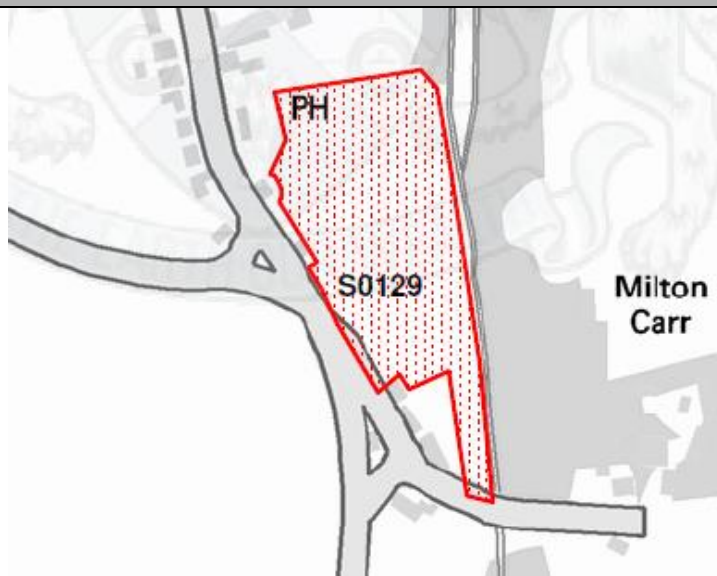
This site comprises agricultural land. It also lies partly within Milton Conservation Area. The site slopes to the east and part of it falls within Flood Zone 3a. It extends some 1.54ha and is currently in single ownership. There is no developer interest.

### Key



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

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



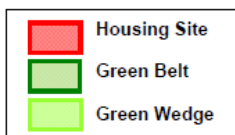
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and sell new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 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 development will have no significant impact on local water quality.</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 is likely to be Grade 2 very good quality or Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Eastern boundary is in Flood Zone 3a and Flood Zone 2. Remainder of site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site, however there are a few areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </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 poorly related in respect of day to day needs, primary school and secondary school provision. The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas and the nearest supermarket is at Hilton, 9km</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 Milton Conservation Area.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </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 Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes to the east.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north and the south, Main Street to the west and trees to the east.</li> <li>- Trees 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

**Description:**

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



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.	<ul style="list-style-type: none"> <li>- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.</li> </ul>
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- County Wildlife Site SD098 Milton Carr South is within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.</li> <li>-</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and sell new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 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 development will have no significant impact on local water quality.</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 is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site , however there are a few areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </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 poorly related in respect of day to day needs, primary school and secondary school provision. The site is more than 800m from an hourly bus service.</li> <li>- The site is more than 4km from major employment areas and the nearest supermarket is at Hilton, 9km</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development could impact the setting of the Conservation Area.</li> <li>- No HERS sites are located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </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 Melbourne Parklands Landscape Character Area.</li> <li>- The site slopes gently downwards from west to the east.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north and east, a country lane to the south and is open to the west.</li> <li>- Trees 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



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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 premise.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Scropton 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 local village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is potential for the reuse of waste materials during redevelopment. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential to reuse demolition waste onsite and the use of materials used overall could also be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - There could however be increased noise complaints due to the proximity of the site to the adjacent rail line.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Part of the land 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?		- The whole site is located within flood zone 3a. - 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?		- Redevelopment of brownfield land would normally be expected to result in a reduction in surface water run off through the adoption of a suitable SUDS scheme.	
To 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 in within 4km from the nearest large scale employment areas. The site is poorly related in respect of supermarkets and secondary school provision and is in excess of 800m of an hourly bus service.	- 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?		- The site is within 40m from Grade II listed building The Old Hall, Scropton Lane. . - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the village.	- Ensure policy reflects BND2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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?		- The site is a mixture of brownfield and greenfield land.	- 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 development to the south, however is open to the north and partly to the east. - Hedgerows trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a



The map shows the following features:

- Streets:** Dove Court, Church Lane, St Paul's Church, Lichfield Canal, Lichfield Railway Station.
- Buildings:** Dove Court, Church Lane, St Paul's Church, Lichfield Canal, Lichfield Railway Station.
- Other Features:** A red hatched area, a dashed line, and a solid line.

700

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- 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 premise.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Scropton 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 local village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is brownfield and there is potential for the reuse of waste materials during redevelopment. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential to reuse demolition waste onsite and the use of materials used overall could also be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses. - There could however be increased noise complaints due to the proximity of the site to the adjacent rail line.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Part of the land 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?		- The whole site is located within flood zone 3a. - 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?		- Redevelopment of brownfield land would normally be expected to result in a reduction in surface water run off through the adoption of a suitable SUDS scheme.	
To 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 in within 4km from the nearest large scale employment areas. The site is poorly related in respect of supermarkets and secondary school provision and is in excess of 800m of an hourly bus service.	- 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?		- The site is within 40m from Grade II listed building The Old Hall, Scropton Lane. . - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the village.	- Ensure policy reflects BND2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- 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?		- The site is a mixture of brownfield and greenfield land.	- 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 development to the south, however is open to the north and partly to the east. - Hedgerows trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

## S0246: Land off Stanton Road, Stanton

### Description:

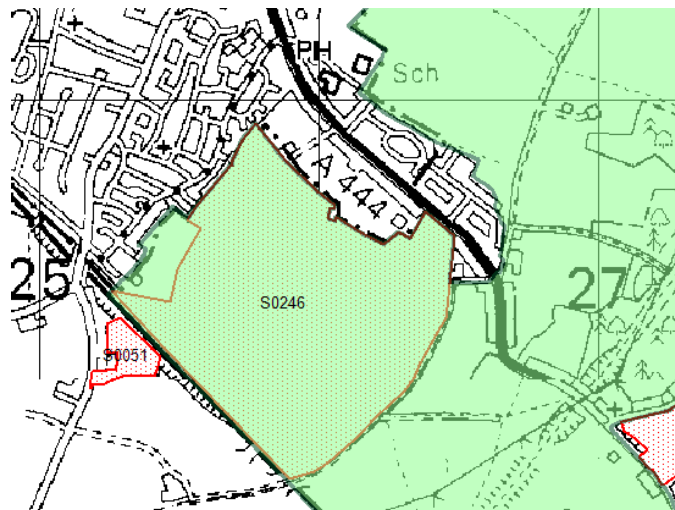
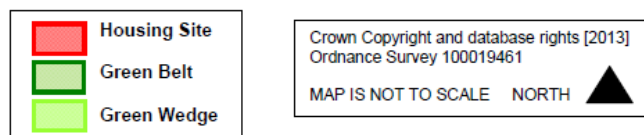
This is a large site that lies in the green belt between Stanton (Swadlincote) and Stapenhill (Burton on Trent).

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

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

The site is located within the Green Belt.

### Key



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



To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development is likely to deliver new open and recreational space on site including tree planting, owing to its National Forest location.	- Ensure new development improves access to local walking and cycling routes and to Stapenhill and Burton on Trent town Centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Stapenhill, (700m) or within 3km (Stanton) Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision, and within 800m of a local centre and 800m of a primary school (Violet Lane Primary and Edgehill Junior), although it is unclear whether there is any potential to accommodate growth in east staffs schools - Could connect to an existing PROW network in this area	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is located within Stanton which has some spare capacity with 82 pupils attending the school with a capacity of 105. - The nearest Secondary Schools are The Pingle School, which has some space capacity with 1045 pupils attending the school with a capacity of 1376 pupils. And The William Allitt which is exceeding capacity with 973 pupils attending the school with a capacity of 945 pupils	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote and this area cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area, which is adjacent to one of the most deprived parts of the district as well as being adjacent to Stapenhill (A deprived part of East Staffordshire)	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 800m (Rosliston Road, Burton). Bus stops are located just outside the site on Stanton Road and are served by a twice hourly bus service to Swadlincote and Burton. (no.21) - There are some local facilities (including convenience and other shops, outdoor sports provision and health centre within 1km) - Secondary school provision is unknown but could be within 800m of the site - There are employment opportunities around Tetron Point >2km from the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at the scale proposed would have an uncertain impact in respect on traffic congestion locally including on the A444.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is a twice hourly bus service between Swadlincote and Burton Serving this area, - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- Site is likely to be served by Claymills or Stanton WWTW. Both have got capacity to accommodate limited growth - It is unclear whether capacity improvements would be required within the sewerage network around Stapenhill. - There are no known requirements for additional strategic water supply or electricity network improvements - The area is part of a commercial roll out of fibre broadband.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None Identified.
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield and located in greenbelt</li> <li>- Based on agricultural land classification maps held by the Authority around 80% of the site is classed as Grade 2 which is Best and Most Versatile.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding. However there are areas of less, intermediate and more susceptibility to surface water flooding.</li> </ul>	- None Identified
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Stapenhill</li> <li>- The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 800m), but strategic employment is located &gt;2km.</li> </ul>	- None Identified.
	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>- Two HERS records within site (HERS 19209 – earthworks) and HERS19217 (ridge and furrow)</li> <li>- Development would significantly erode the gap between Burton and Swadlincote and could affect the historic character of both settlements</li> </ul>	- Steer development away from heritage assets on site
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District.</li> <li>- No masterplan design information included on connectivity of this site and wider area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites offer good connectivity to the Local PROW network</li> <li>- Require National Forest Planting onsite</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts on the site are preserved and inform site layout.</li> <li>- Strategic buffer required to the north of the site.</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>- Site is located in the greenbelt and would erode the already narrow belt of land which separates Swadlincote and Burton on Trent.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site is contained by existing development roads and railway</li> <li>- Existing landscape elements are weak with gappy, over managed hedgerows surrounding most of the site and the individual field parcels within the site (which are small)</li> <li>- There is a single field to the west which has well established hedgerow including hedgerow trees which could help integrate new development into the wider landscape</li> <li>- This land parcel could contribute towards green infrastructure provision locally including forest planting</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

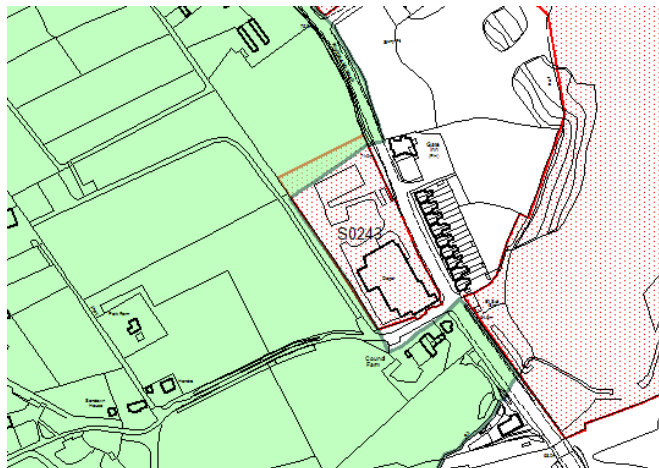
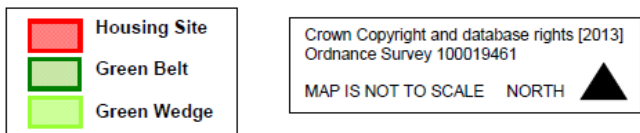
## Site S0243: Land at Wrekin, Woodland Road, Stanton

### Description:

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

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

#### Key



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

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



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development will have an uncertain effect and would be dependent upon the type of housing delivered.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Site is not particularly well related to any rural settlement and would be unlikely to help sustain rural businesses.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that a site of this size would deliver additional shops and services.	- Ensure good connectivity to Aston village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is previously developed. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- It is unclear whether development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is previously developed and there may be potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 SD2, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There may be potential to reuse demolition waste onsite.	
	Will it help ensure water resources are used efficiently?		- 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 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 unlikely to have an impact on light pollution as it has an established industrial use</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 comparable to, or lower than, the established industrial use.</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 previously developed 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 within the majority of the site. However there is a small area less susceptible to surface water flooding within the south east of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- This would be dependent upon the design of the redevelopment scheme, although an overall reduction from current rates of surface water runoff would normally be expected.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 400m of an hourly or better bus service</li> <li>- More than 1200m of a local centre</li> <li>- The site is within 1km of the nearest large scale employment areas. It is within 3km of the nearest supermarket and within 3km of secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- It is not known whether 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 a conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects 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 the National Forest, an important cultural asset.</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 previously developed land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape elements, such as, hedgerows and trees, except for the A444 frontage.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

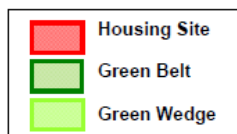
## S0123: Site at North side of Church Close, Stanton by Bridge

### Description:

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

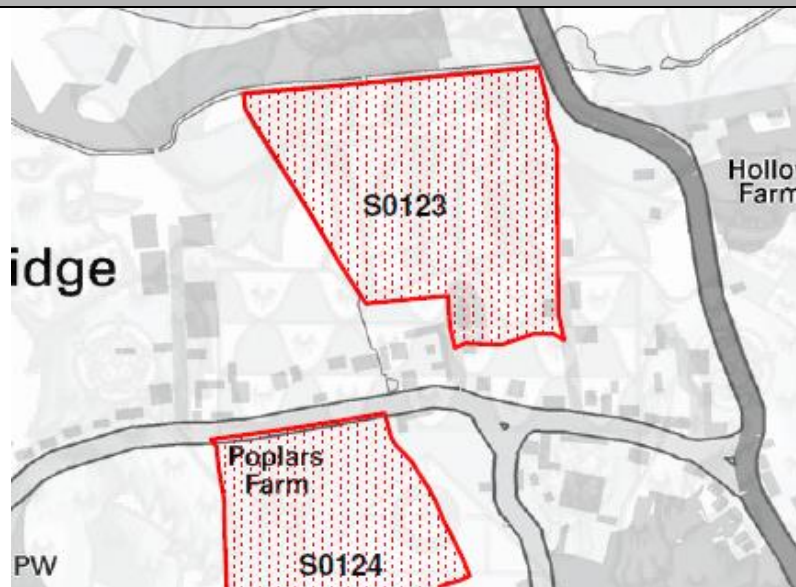
This site comprises agricultural land containing some farm buildings and is therefore considered to represent greenfield land. There is a steep gradient across the site from south to north and the northern part of the site lies within Flood Zones 3a and 3b. Part of the site lies within the Stanton by Bridge Conservation Area. The site extends some 3.31ha and is currently in single ownership. There is no developer interest.

### 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?	No	- The site is 16m of County Wildlife Site SD131 Stanton By Bridge Pools and is 55m from County Wildlife Site SD126 Swadkestone Gravel Pits.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no Regionally Important Geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include on site open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.3km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of an hourly bus service. Few local services (mobile library). - There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Ingleby Road	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site lies within 400m of an hourly bus service between Stanton by Bridge, Melbourne and Derby. - There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Ingleby Road - There is currently no proposal to establish a greenway in Stanton	
	Will it make the best use of other infrastructure?		- The site is served by Melbourne WWTW, which currently provides some headroom. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of a commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 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, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = 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 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 and Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Northern part of site is Flood Zones 3b, 3a and 2, however housing development could be located outside of land within flood zone 3b. The majority of the site is within flood zone 1.</li> <li>- The north and western part of the site contains areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service to Melbourne and Derby. The site is poorly related in respect of day to day needs and primary school provision.</li> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>- The nearest major employment site is more than 4km away in Derby and the nearest supermarket is less than 3km away, in Melbourne.</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 Swarkestone Conservation Area (the southern part of the site is located within the Conservation Area) and Grade II Listed Buildings Poplars Farmhouse and Hollies Farmhouse and Swarkestone Bridge (which is located within 15m of the site) which is a Grade I Listed Building and a Scheduled Ancient Monument.</li> <li>- HERS26421 Boundary Bank is located near the north boundary of the site and runs from east to west. In addition HERS26405 Hallow Farm Quarry and HERS26426 Ridge and Furrow Field System are located within 140m 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 be situated within a Conservation Area and in close proximity to Swarkestone Causeway Scheduled Ancient Monument.</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 northern element of the site is located within the Trent Valley Washlands Landscape Character Area and the southern element of the site is located within the Melbourne Parklands Landscape Character Area</li> <li>- The site has a steep gradient from south to north</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 tree and hedgerows along the western, northern and eastern boundary of the site and by existing development and a road to the south of the site.</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>	

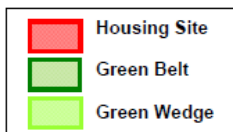
## S0124: Site at South side of Church Close, Stanton by Bridge

### Description:

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

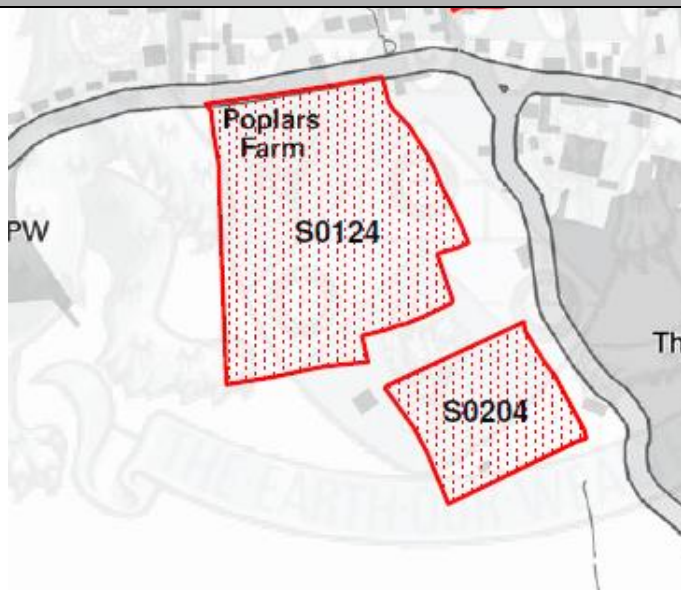
This site comprises agricultural land. The land rises to the west and south and telegraph poles run across the site. Part of the site lies within the Stanton by Bridge Conservation Area. The site extends to some 2.3ha and is currently in single ownership. There is no developer interest.

### Key



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?	No	- Site is within 300m of County Wildlife Site SD131 (Stanton By Bridge Pools) and within 400m of SD126 Swarkestone Gravel Pits.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include some on site open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.2km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school and sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is exceeding capacity with 1692 pupils attending the school with a capacity of 1650. - However a new secondary school is proposed within the northern part of South Derbyshire District. - Melbourne Junior School is exceeding capacity with 263 pupils attending the school with a capacity of 235. - Melbourne Infant School is nearing capacity with 206 pupils attending the school with a capacity of 210.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development will provide employment during the planning and construction stages which may assist those working on the project in acquiring new skills and qualifications.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be within 400m of an hourly bus service. Few local services (mobile library). - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Stanton by Bridge, Melbourne and Derby. - The sites are approximately 3 km from the A50 strategic road network. The provision of additional pedestrian/cycle links could improve the local PROW network. - There is no metalled footpath adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Melbourne WWTW which offers some headroom. - There are no known requirements for additional water supply or electricity network improvements. - The area is part of commercial roll out of fibre broadband.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved marketing an=d 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/pr otect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulation.	- Development would need to reflect Policy SD1 SD2, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- 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 = Yes</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2, and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- The site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is within Flood Zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding. However along the eastern boundary there is an area less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </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 to Melbourne and Derby.</li> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>- The site is poorly related in respect of day to day needs and primary school provision.</li> <li>- Site is more than 4km from the nearest major employment area, in Derby, but within 3km of the nearest supermarket, at Melbourne.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (IND2) 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 lies within Stanton by Bridge Conservation Area and Grade II listed buildings Poplars Farmhouse and Rectory House and Grade I Listed Building Church of St Michael.</li> <li>- HERS26426 Ridge and Furrow Field System is situated within the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 2 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 lies within the Stanton By Bridge 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 secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within Melbourne Parklands Landscape Character Area</li> <li>- The land rises to the west and the south.</li> <li>- There are telegraph poles running across the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by Ingleby Road to the north and trees and hedgerows to the south 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>	



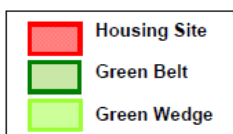
## S0204: Site at Rivington Bank behind Hills Lane, Stanton by Bridge

### Description:

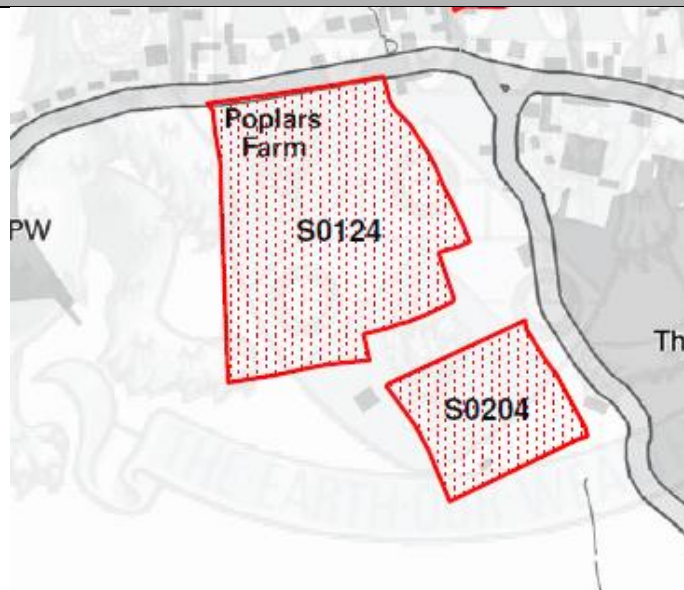
The village of Stanton by Bridge lies towards the north east of the District, and is located approximately 10km south of Derby. It is a small village with few services.

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

### Key



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



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2, and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>The site is greenfield</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site is within Flood Zone 1.</li> <li>Within the majority of the site there is no indication of surface water flooding. However along the eastern boundary there is an area less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </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 to Melbourne and Derby.</li> <li>New housing development is likely to lead to an increase in energy use in aggregate terms. Dwellings in villages could perform less well in respect of this objective, compared to urban extensions to Swadlincote or Derby City.</li> <li>The site is poorly related in respect of day to day needs and primary school provision.</li> <li>Site is more than 4km from the nearest major employment area, in Derby, but within 3km of the nearest supermarket, at Melbourne.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (IND2) 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 Stanton by Bridge Conservation Area and Grade II listed buildings Poplars Farmhouse and Rectory House and Grade I Listed Building Church of St Michael.</li> <li>HERS26426 Ridge and Furrow Field System is situated within the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 2 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 lies in close proximity to the Stanton by Bridge 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 secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within Melbourne Parklands Landscape Character Area</li> <li>The land slopes to the north east.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is well contained by an access track to the north and trees and hedgerows to the other boundaries.</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>	

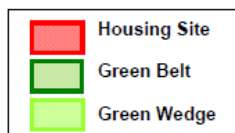
## S0021: Willowpit Lane, Derby

### Description:

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

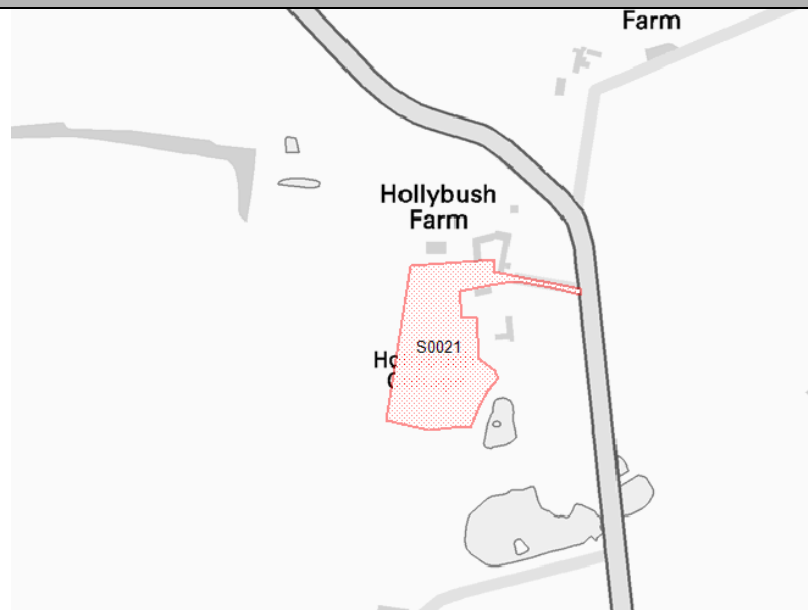
The site comprises agricultural land and woodland planting. It extends some 0.91ha and is currently in single ownership. There is medium developer interest.

#### Key



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?		- The site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is within 600m at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local need	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a arrange of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?		- Site would be unlikely to include provision for travelling communities	



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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 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, however there is very limited potential to reuse waste materials on site during the construction phase from the agricultural buildings on the site. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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, SD3 and SD5 of the emerging Part 1 Local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is very limited potential to reuse demolition waste on site from the agricultural buildings and hard standing, although the use if materials used overall could be reduced through the adoption of site management plans.	
	Will it help ensure water resources are used efficiently?		- 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 impacts on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- 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>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site. However there is an area less susceptible to surface water flooding within the middle of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform 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 detached from the built up areas of any village. The site is in excess of 1200m of an hourly bus service and the nearest village centre at Hilton.</li> <li>- The nearest supermarket is located within Hilton 2.2km from the site. John Port Secondary School is 2.6km from the site.</li> <li>- The nearest employment site lies within 3km at Hilton Business Park.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect any conservation area or listed building.</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. 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 secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- The site contains a wooded area to the south and south west.</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 to the east, trees to the south and trees and hedgerows to the west and hedgerow 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

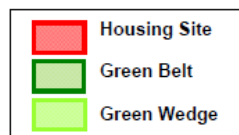
## Site: S0244: Land at Acresford Road, Acresford

### Description:

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

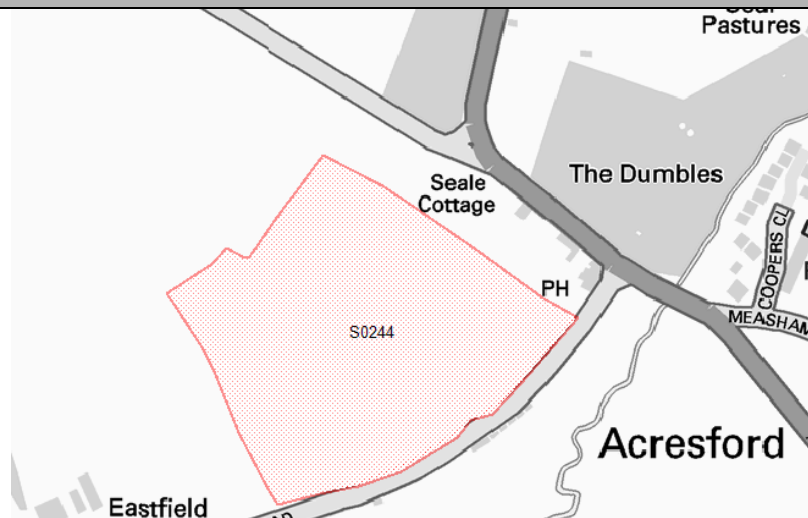
The site comprises agricultural land. It extends some 5.015ha (however 4.5ha is developable) and is currently in single ownership. There is no developer interest.

#### Key



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?	Red	- Site is located within The River Mease Special Area of Conservation Catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Green	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away at SD286 Hunts Lane Fields. - Potential wildlife site SD024 The Dumbles.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- 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?	Green	- 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?	Green	- 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?	Green	- The site promoter indicates that proposed development would contain a mix of different house types including bungalows and affordable homes/starter homes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Green	- The site promoter indicates that the development would include affordable homes and homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open and leisure provision both on site and within 1200m of the site. It would also provide links to the countryside beyond.</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 within Overseal 1.5km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre within Acresford, however Netherseal is the closest village which offers a variety of local services. There is no village centre within Netherseal, however the site is located within 1200m of a post office, convenience store 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>- The site promoter indicates that the detailed design of proposed dwellings would follow the principles of 'designing out crime'. This will become clear on the submission of detailed development proposals.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on accident numbers..</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- Netherseal St Peters C of E Primary School has space capacity with 63 children attending the school which has a capacity of 70 pupils.</li> <li>- The closest secondary schools are located within Swadlincote. Pingle School has spare capacity, with 1045 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 558 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 973 pupils attending the school, which has a capacity of 945 pupils.</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 on this area most likely at around 30% on sites of over 15 dwellings on subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an affordable housing need within 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 within 400m of an hourly bus service to Burton and Swadlincote and Ashby.</li> <li>- There are few services within Acresford – a public house, however more local services are located within Netherseal - (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 is on the opposite side of the road to 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 open space, healthcare provision. 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 have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a hourly service between Burton and Swadlincote within 400m..</li> <li>- There are no established off road cycle routes adjacent to the site.</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest footpath is on the opposite side of the road to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Foul flows are likely to be treated on site by a packaged treatment plan, cess pit or septic tank.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband is under review. There is no current timescales when fibre broadband will be available.</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- 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 Acresford and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services 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> </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>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site, there is however an area less susceptible to surface water flooding with 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 an hourly service to Burton and Swadlincote.</li> <li>- The site is within 1200m of a post office, convenience store and primary school within Netherseal however is in excess of 1200m of a sports pitch.</li> <li>- The nearest supermarket is located within Measham 4km from the site and Pingle Secondary School is located 9.8km from the site.</li> <li>- The nearest major employment site lies within 3km at Measham.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To conserve and enhance the historic environment, heritage assets and their settings	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect any Conservation Areas or listed buildings.</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 a hedgerow on the eastern, northern and western boundary of the site, and hedgerows and Acresford Road 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>	

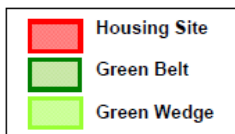
## Site: S0004 Heage Lane, Etwall

### Description:

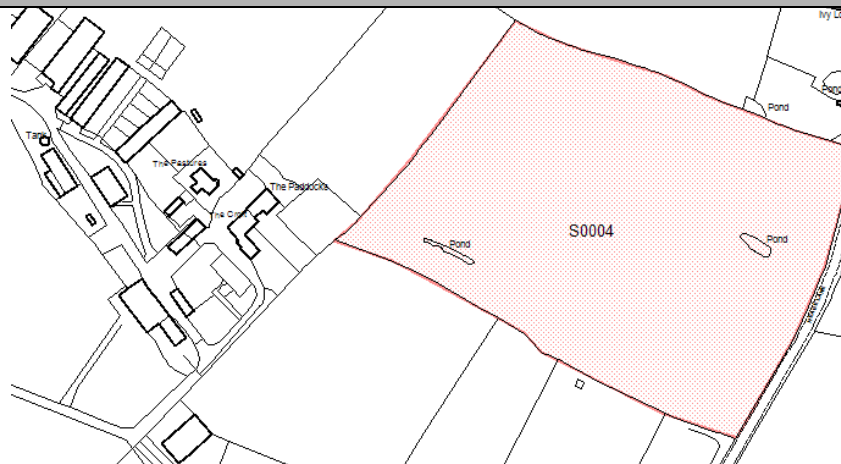
The site is located towards the north east of the District. The site is 19.9km from Swadlincote and 11.3km from Derby. The closest village to the site is Etwall, 2.1km from the site.

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

#### Key



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

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- 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 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> </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>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding within the majority of the site, except a small area less susceptible to surface water flooding along the eastern 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 run off rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 1200m of an hourly bus service to Burton and Derby. The site is poorly related to nearby services within Etwell – in excess of 1200m of Etwell Primary School, convenience store and sport pitch.</li> <li>- The nearest supermarket is in Hilton (4.6km) and the nearest Secondary School is located 2.4km from the site.</li> <li>- The nearest major employment site is at Hilton, 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 would be unlikely to affect the setting of listed building or conservation area.</li> <li>- No HERS are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. 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 secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape features such as trees and hedgerows along the borders and Heage Lane to the south of the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	