

# APPENDIX C

## Housing Site pro-formas

Further work will need to be undertaken on the merits of each potential housing site. The first stage of this work has taken place by assessing all of the possible sites against criteria from the Sustainability Appraisal for the Local Plan Part 2. These can be seen on the following pages. The sites selected will need to be proven to be suitable, deliverable and developable.

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# **SWADLINCOTE INCLUDING WOODVILLE**

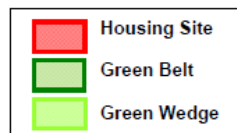
## Site 138: S0146a. Land west of Vale Road and Edward Street, Hartshorne

### Description:

The site lies west and north west of Vale Road and Edward Street and is within the built settlement of Woodville. Swadlincote town centre is approximately 2.5km away to the west. Burton upon Trent town centre is 10km to the north west.

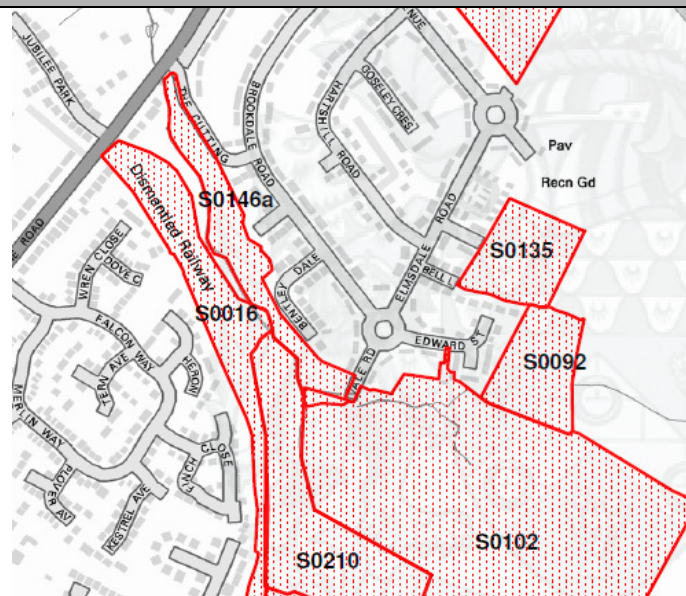
The site comprises open space with trees on site. The site area is 1.54ha. The site is in single ownership and at present there is no developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- 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 majority of the site is covered by County Wildlife site SD026 Woodville Disused railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable 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?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest Tree Planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Woodville 0.9km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch and within 1200m of a primary school. There is no centre within Woodville however the site is located within 800m of a library, a convenience store and pub, and within 1200m of a post office.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings, subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision. Development of this scale would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development will have an uncertain impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect in respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development. Although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Site is likely to be 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 lies within Flood Zone 1</li> <li>- There are areas of less susceptibility and intermediate susceptibility along the western boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service. There is no village centre within Woodville, however the site is located within 800m of a sports pitch, library, convenience store, pub and within 1200m of a primary school and post office.</li> <li>- The site is located within 1.7km of Granville Sports Colleague.</li> <li>- Site lies within 2km of the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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. HERS28120 is located within 65m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The majority of the area is located within in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. However a small section if located within secondary sensitivity.</li> <li>- There is a deep ditch that runs through the site and also the site slopes upwards in the southern section.</li> <li>- TPO207 covers the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Hartshorne Road to the north, existing development to the east, woodland to the west.</li> <li>- TPO207 covers the site.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

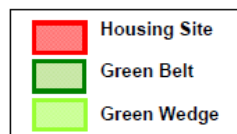
## Site xx: S0248: Land west of Longlands Lane, Swadlincote

### Description:

The site is located within Midway and is 1.8km from Swadlincote Town Centre and 7.1km from Burton Town Centre.

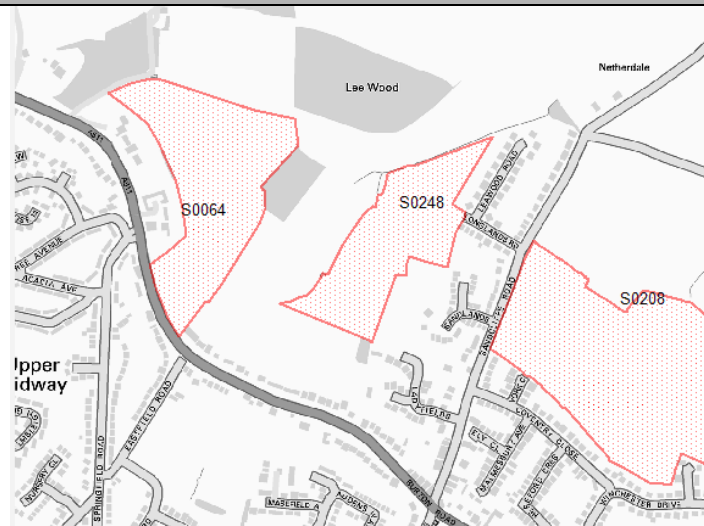
The site is predominantly with one dwelling on the site. The site is 4ha and within single ownership. There is medium developer interest.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 320m of SD342 Hoofies Wood,	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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 travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open space and leisure provision both on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within 2.1km of the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of a sports pitch, however is in excess of 1200m of a primary school and services within Newhall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports Colleague which spare capacity with 558 pupils attending the school with a capacity of 830. - Eureka Primary School is at capacity with 142 pupils attending the school with a capacity of 140.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment would be required on the viability impact of the gradient on the site and the access to the site, - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 800m of an hourly bus service. - There is no metalled footpath immediately adjacent to the site, which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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 will be within 800m of an hourly bus service. - There is no metalled footpath immediately adjacent to the site, which could connect the site to the surrounding area. - There is no off-road cycle path adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Super Fast broadband available. - The access point onto the site is constrained due to the Sandcliffe Road being a single land and access onto Longlands Road requiring the demolition of the existing bungalow on the site.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support 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?		- The proposed development will have no effect in respect of this objective	
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 the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is predominantly greenfield and will not regenerate the existing built up area, - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield and there is very limited potential to reuse demolition waste materials on site during construction phase (the existing dwelling on the site) - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond 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 very limited potential to reuse demolition waste onsite (from the existing dwelling), although the use of materials used overall could be reduced through the adoption of site waste management plans - Review minerals safeguarding information on receipt.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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 increase in noise levels locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1 and will have no discernible impact on flood risk.</li> <li>- There is a small area of intermediate and less susceptible 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 will conform with existing requirements to retain runoff rates at greenfield field levels through the use of a SuDs scheme. Redevelopment of the brownfield part of the site would normally be expected to result in reduced run off rates, although this will 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>- Site is located within 800m of an hourly bus service.</li> <li>- The site is located within 1200m of a sports pitch; however is in excess of 1200m of a primary school and services within Newhall.</li> <li>- Nearest major employment site is within 3km at Woodville.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 area or listed building.</li> <li>- No HERs are located within the site</li> <li>- The site is located within 500m of Bretby Hall Historic Garden.</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>- New development in this area could connect to the National Forest which is an increasingly 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 predominantly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of secondary sensitivity according to the County Councils Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfields Landscape Character Area.</li> <li>- There are trees within the site.</li> <li>- The gradient of the site would need to be taken into consideration when developing the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site is contained by existing development to the east, trees and hedgerows to the north south and west.</li> <li>- There are trees within the site</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

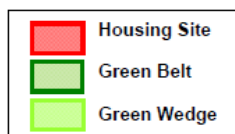
## Site xx: S0167: Land at Gresley Old Hall, Gresley Wood Road, Swadlincote

### Description:

The site is located within Swadlincote and is 2.5 km from Swadlincote Town Centre and 7.8km from Burton Town Centre.

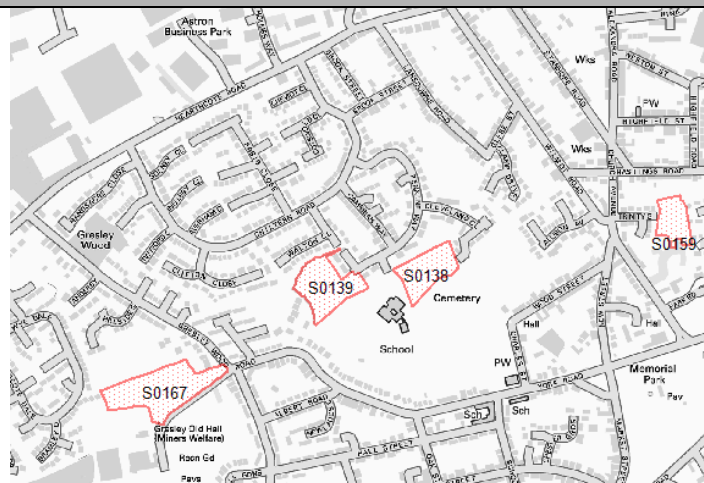
The site comprises vacant greenfield land. The site is 1.39ha and is within single ownership. There is medium developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD313 Hall Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held of protected or BAP species within 100m of site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Outline application 9/2009/0191 provides an indicative layout for landscaping, which shows the areas of proposed landscaping, including tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site will not contribute towards the delivery of affordable housing to meet local needs. Instead, proceeds from sale of land to contribute toward maintaining the fabric of Gresley Old Hall, a Listed Building, and other community buildings on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- Outline application 9/2009/0191 proposes a range of house types and sizes, but does not include affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site would contribute to overall housing need in combination with other developments in South Derbyshire and would be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development will deliver informal open space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The nearest GP is located within Swadlincote (Gresleydale Healthcare Centre). 1.6km from the site.	
	Will it promote healthy lifestyles?		- The site is within 800m of a sports pitch and a primary school (using a public footpath) and within 1200m of a convenience store, pharmacy and cash point.	
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?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The closest Primary School is Pennine Junior School which is exceeding capacity with 333 pupils attending the school with a capacity of 324. - The Pingle School has some spare capacity with 1045 pupils attending the school with a capacity of 1376.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development will have no effect.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - There is an existing metalled footpath adjacent to the site on Gresley Wood Road, which could be used to connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will make some contribution towards the provision of open space, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale will not have a significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site will be within 400m of an hourly bus service. - There is a PROW across the north of the site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Development will not deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is greenfield and will not regenerate the existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers, which would be addressed at reserved matters stage, although the design and access statement submitted with the outline application indicates the development will be sympathetic to its setting adjacent to the Listed Gresley Old Hall.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters containing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond 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 - Review minerals safeguarding information on receipt.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield however is not within agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located within 400m of an hourly bus service.</li> <li>- The site is located within 800m of a primary school and sports pitch and is located within 1200m of a convenience store.</li> <li>- The nearest major employment site lies within 2km at Heathcote Road</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Grade II Listed Building Gresley Old Hall is located within 100m of the site. Development could help maintain fabric of this building.</li> <li>- HERS26850 Swadlincote ridge and furrow and later field boundary is located within the east of the site.</li> <li>- Impacts could be dependent on the detailed layout and design of the scheme, although the design and access statement submitted with the outline planning applications indicates a scheme that would be sensitive to the setting.</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>- New development in this area could connect to the National Forest which is an increasingly 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 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 Councils Area of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site is contained by trees and hedgerows to the north, existing development and trees and hedgerows to the south, a road, trees and hedgerows to the south and existing development to the west.</li> <li>- The parcel could contribute towards green infrastructure provision.</li> </ul>	

Version 1a

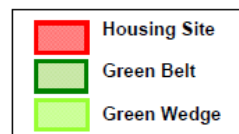
## Site xx: S0161: Land south of Cadley Hill, Industrial Estate

### Description:

The site is agricultural land that lies between an industrial estate - Cadley Hill Industrial Estate and a housing estate - Castleton Park.

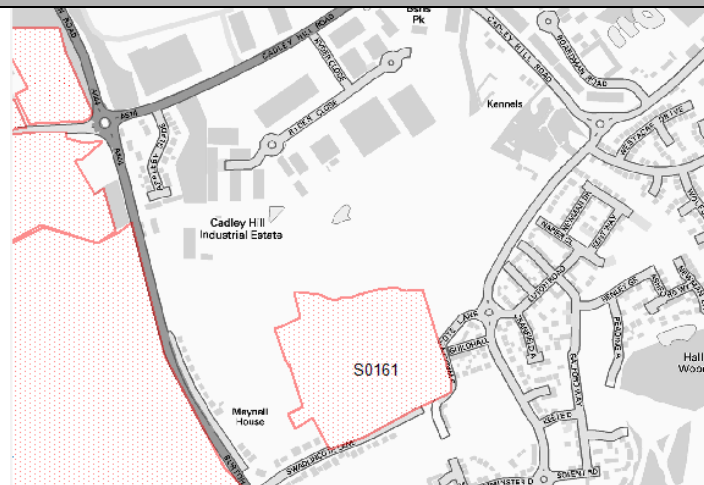
It represents greenfield land in agricultural use and measures 6.36ha. The site is within single ownership and there is low developer interest. Land to the north east of the site is allocated in the emerging South Derbyshire Local Plan for employment development (Policy E1).

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located 310m of SD313 Hall Wood.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data, will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site will contribute towards the delivery of affordable housing to meet local needs.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable housing subject to viability and will be likely to deliver a range of house sizes	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it reduce the number of unfit or empty homes?	Yes	- The site will contribute to overall housing need in combination with other developments in South Derbyshire and will be deliverable within the plan period.	
	Will it meet the needs of travelling show people?	No	- Site will not bring empty homes back into use or improve unfit homes.	
		No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located at Gresleydale Health Centre, 600m from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Castleton Park Local centre. - Pennine Way primary school is located 2km away. Sports pitch provision is located 1200m from the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Pingle School which has spare capacity, with 1045 pupils attending the school with a capacity of 1376. - The primary schools for the site is Pennine Way Primary School which is at capacity with 333 pupils attending the school with a capacity of 324 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 would be within 400m of an hourly bus service - The site is reactively well located in respect of Castleton Park Local Centre. - There is a metalled footpath adjacent to part of the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education and open space provision, and sports provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is located within 400m of an hourly bus service. - There is a metalled footpath adjacent to part of the site which could connect the site to the surrounding area. - There is no off road cycle route adjacent to this site at present although development would provide the opportunity to establish a cycle link between Swadlincote Lane and Ryder Close.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - No known electricity or water supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 SD2, 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 - <b>Review minerals safeguarding information on receipt.</b>	
	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 water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area,</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>However there may be increased noise complaints due to proximity of the site to employment land (part of the site is allocated for employment land).</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1 and will have no discernible impact on flood risk.</li> <li>There are three small areas within the site less susceptible to surface water flooding, within the rest of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at 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 is located within 400m of an hourly bus service, within 800m of a local centre and within 1200m of a sports pitch.</li> <li>Site lies within 2km of the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	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 development would be unlikely to affect the setting of any conservation area or listed building.</li> <li>HERS26848 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>New 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 greenfield</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Site is located within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by road to the south, and trees and hedgerows to the north east and west.</li> <li>The land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential design and layout.</li> </ul>	

Version 1a

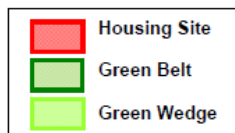
## Site xx: S0159: Land off Willmott Road, Swadlincote

### Description:

The site is located within 1.5km of Swadlincote from Swadlincote Town Centre and 8.5km from Burton Upon Trent Town Centre.

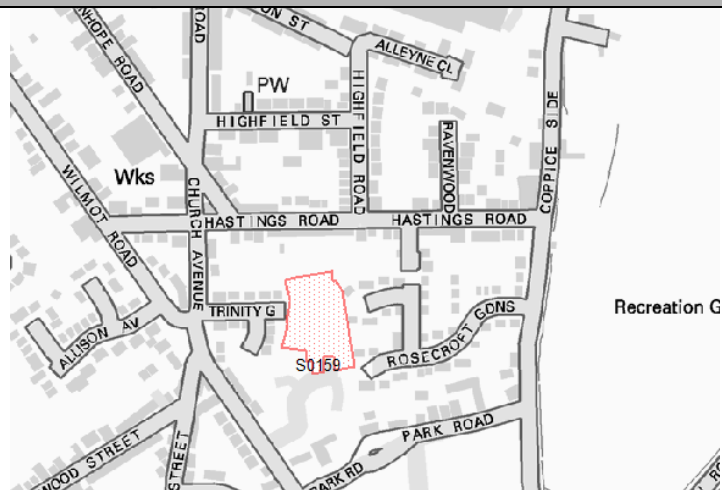
The site comprises of open space. It extends some 1.1ha. There is high developer interest and the site is in single ownership.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1km of SD377 Midway Clay Site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data, will need updating.</b>	
	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 could 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 travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site, including through National Forest Tree Planting.</li> <li>- The site comprises part of Baker Street Recreation Ground.</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 some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Swadlincote (Swadlincote Surgery) 1.1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of a sports pitch, within 1200m of a primary school</li> <li>- The site is located 1.5km from Swadlincote Town 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 the development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impact unknown.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest primary school is Pennine Way Junior Academy which is exceeding capacity with 333 pupils attending the school with a capacity of 324 pupils.</li> <li>- The nearest secondary school is The Pingle School which has some spare capacity with 1045 pupils attending the school with a capacity of 1376.</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 would have no effect against this objective</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is within 800m of an hourly bus service.</li> <li>- There is no off-road cycle route adjacent to this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development would make some contribution towards the provision of education, open space and sport provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development will have an uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 800m of an hourly bus route</li> <li>- There is no off-road cycle route 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 site would be served by Stanton Waste Water Treatment Works which is nearing capacity</li> <li>- It is unclear whether there is capacity in the local sewerage network to accommodate growth.</li> <li>- Superfast Broadband is available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging 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 of the scheme and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield however is not agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 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?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service. The site is within 800m of a sports pitch and within 1200m of a primary school. Swadlincote Town Centre is 800m from the site on foot.</li> <li>- The Pingle School is 1.8km from the site</li> <li>- The nearest major employment site is within 700m at Heathcote Road</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 any Conservation Areas and Listed Buildings.</li> <li>- No HERs sites within the site, however HERS26887 is located within 20m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- The site is located in an area of lower sensitivity according to the County Councils Areas of Multiple Environmental Sensitivity	
	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.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential design and layout.</li> </ul>	

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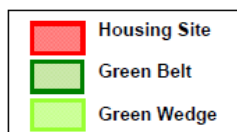
## Site xx: S0156: Land to the south west of 1 Vicarage Road, Woodville

### Description:

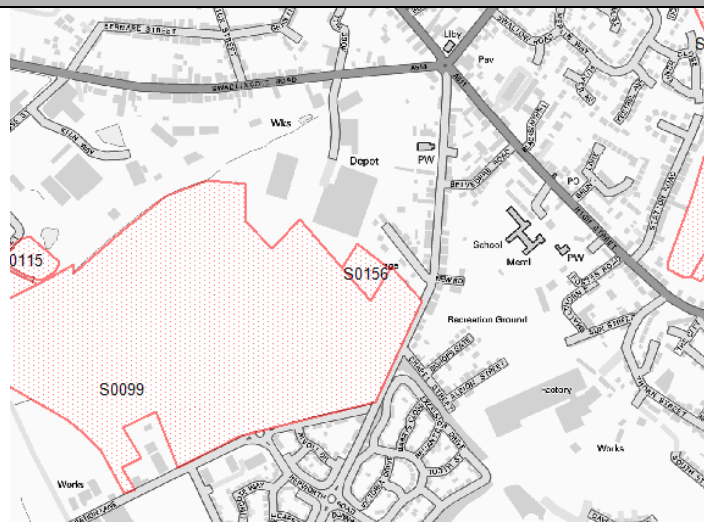
The site is located 2km from Swadlincote Town Centre.

The site comprises of Paddock Land. It extends some 0.54ha and is currently in one ownership. There is no developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- 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 620m of SD026 Woodville Disused Railway.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the sites 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 would make an uncertain contribution 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?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site. However due to the size of the site, development would make an uncertain contribution towards the delivery of affordable housing. Although given local plan requirements the site will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Woodville (Woodville Surgery) 0.4km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch and within 1200m of a primary school. There is no village centre within Woodville, however the site is located within 800m of a library service, a convenience store, public house and within 1200m of a post office.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 unlikely to deliver to affordable housing due to the size of the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 800m of an hourly bus service. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is no existing metalled footpath adjacent to the site, which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is Unlikely that development on this scale would have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 800m of an hourly bus service. - There is an existing PROW along the northern boundary of the site. - There is no existing metalled footpath adjacent to the site, which could connect the site to the surrounding area. - There is no established off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - Superfast Broadband is available. - Access to the site would require the demolition of existing dwellings.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear 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 could lead to an increase in noise complaints due to the proximity of the site to nearly employment 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. The site is either poor quality agricultural land or considered to be predominantly in urban use.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located within 800m of an hourly bus service. The site is located within 800m of a sports pitch and library service, convenience store and public house and within 1200m of a primary school and post office.</li> <li>- The site is well located in respect of secondary school provision, Granville Sports Colleague is 1.4km from the site.</li> <li>- The nearest major employment site is within 2km at Woodville/Swadlincote.,</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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect the setting of any listed building or conservation area.</li> <li>- No HERs sites within the site, however HERS28136 is located within 50m to the west of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly 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 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 Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within Leicestershire and South Derbyshire Coalfield Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees and woodland to the west, trees and existing development to the north and east, trees to the south.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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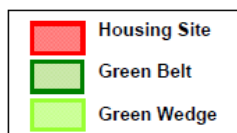
## Site xx: S0155: Rose Tree Lane, Newhall

### Description:

The site is located within Newhall, 2.9km from Swadlincote Town Centre.

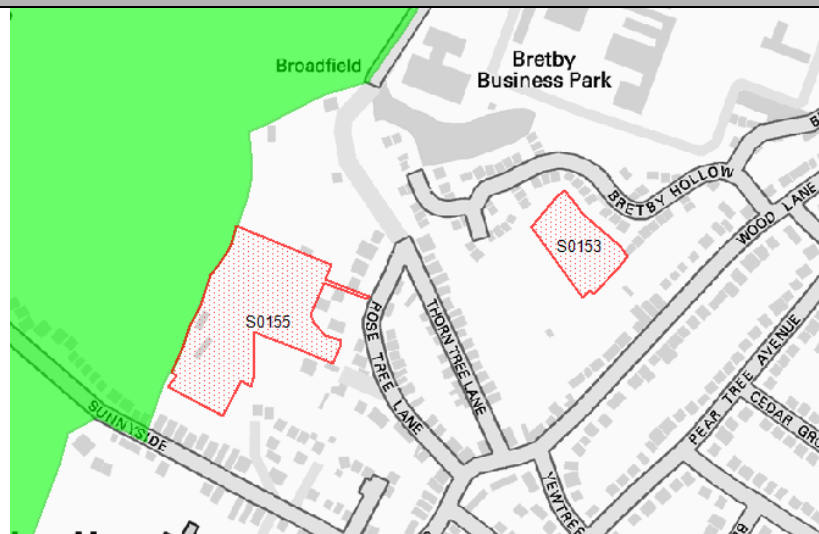
The site comprises of Grazing land a dwelling and its curtilage. It extends some 1.53ha and is currently in single ownership. There is medium developer interest. In addition the site is adjacent to the Burton- Swadlincote Green Belt.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD042 Bretby disused railway. - SD43 Bretby Fields is located 240m from the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passes 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 travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution towards the provision or expansion of healthcare provision within 1.2km of the site. The nearest GP is located in Newhall (Newhall Surgery), 0.3km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of a sports pitch, a primary school. There is no centre in Newhall, however the site is located within 800m of a convenience store, post office and village hall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely dependent by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Newhall Community Junior School which has some spare capacity with 293 pupils attending the school with a capacity of 236 pupils. - The nearest Secondary School is William Allitt, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Pingle School however does have some spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the creation of an access would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service to, Burton, Measham, Ashby. - There are some local facilities within Newhall: convenience store, open space and facilities, post office, pharmacy, village hall. - There is an existing metalled footpath adjacent to the site on Sunnyside Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain highways impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site will be within 400m of a bus route - There are no off-road cycle routes adjacent to this site. - There is an existing metalled footpath adjacent to the site on Sunnyside Road which could connect the site to the surrounding area.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is predominantly and will not generate the existing built up area. - The contribution the site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues 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 demolition waste materials from the existing dwelling on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 SD2, 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 from the existing dwelling on the site. Although the use of materials used overall could be reduced through the adoption of site waste management plans <b>Review minerals safeguarding information on receipt.</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield</li> <li>- Site is likely to be Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. Redevelopment of any brownfield land would normally be expected to result in reduced levels of surface water runoff, although 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 located within 400m of an hourly bus service. The site is located within 1200m of a convenience store, a primary school, a post office and village hall within Newhall.</li> <li>- The site is well located in respect of Secondary School provision which is located 0.4km from the site.</li> <li>- The nearest employment site is within 2km at Bretby Business Park.</li> <li>- The nearest supermarket is at Newhall, 600m 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 protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect the setting of any listed buildings or conservation areas.</li> <li>- HERS0155 is located within the site and HERS17512 is located immediately to the north 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>- New development in this area could connect to the National Forest which is an increasingly 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 predominantly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within a lower area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- There are existing trees within the site.</li> <li>- TPO246 is located on part of the southern boundary of the site. (review extent)</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the east and south and trees and hedgerows to the north and west.</li> <li>- There are existing trees within the site.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

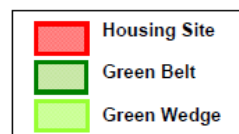
## Site xx: S0153: Land to the rear of 113 Wood Lane, Newhall

### Description:

The site is located within Newhall and is 3.6km from Swdalincote Town Centre.

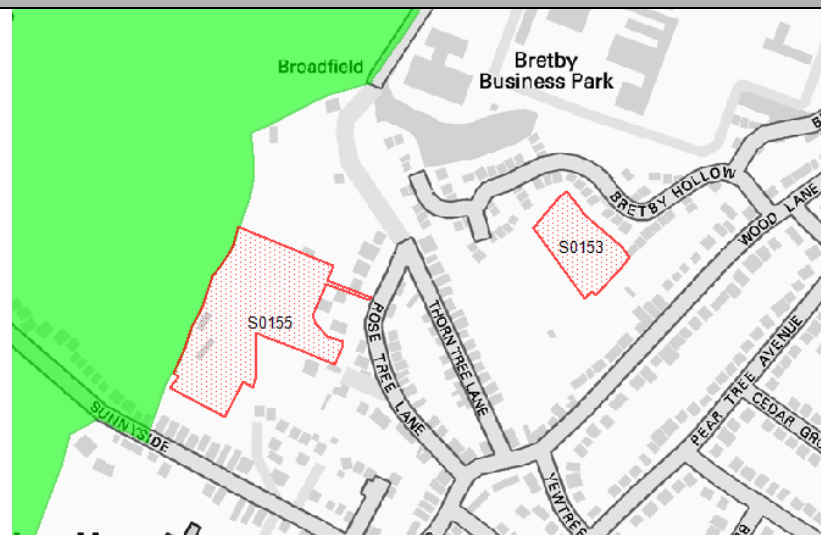
The site comprises of green space with trees planted on the site. It extends some 0.49ha and is currently in single ownership. There is high developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- 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 470m of SD049 Footpath Plantation, Bretby. - The site is located within 300m of Potential Wildlife Site SD043 Bretby Fields.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make an uncertain contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, however due to this size of the site, the site would make an uncertain contribution towards the delivery of affordable housing, however given the local plan requirement; development 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 could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Newhall (Newhall Surgery) 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a primary and a sports pitch. There is no village centre within Newhall, however the site is within 1200m of a convenience store, a village hall and post office.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Newhall Community Junior School which has some spare capacity with 293 pupils attending the school with a capacity of 236 pupils. - The nearest Secondary School is William Allitt, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Pingle School however does have some spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site development would make an uncertain contribution towards the delivery of affordable housing on site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of an hourly bus service, to Ashby Coalville, Leicestershire and Burton on Trent. - There are some local facilities within Newhall: convenience store, open space and facilities, post office, pharmacy, village hall. - There is a metalled footpath adjacent to the site on Bretby Hollow which could connect the site to the area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this scale will have any significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service, to Ashby Coalville, Leicestershire and Burton on Trent. - There is a metalled footpath adjacent to the site on Bretby Hollow which could connect the site to the area. - There is no established off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints in this location. - Superfast Broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear 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 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, however not within agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform 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>- Site is located within 400m of an hourly bus service and is located within 1200m of services within Newhall, including a convenience store, primary school, sports pitch, village hall and post office.</li> <li>- The site is also well related to secondary school provision; William Allitt is 1km from the site.</li> <li>- The nearest major employment site lies within 2km at Bretby Business Park</li> <li>- The nearest supermarket lies within 1km at Newhall.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect the setting of any listed buildings or conservation areas.</li> <li>- There are no HERS on 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>- New development in this area could connect to the National Forest which is an increasingly 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 greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- TPO199 covers a large proportion of the site. (review extent and amend if necessary)</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, east and west and trees are allocated with the site along the borders of the site.</li> <li>- Uncertain effects identified due to lack of information held regarding site design and layout.</li> </ul>	

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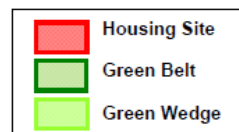
## Site xx: S0149: Rear of 113-137 Burton Road, Woodville

### Description:

The site is located 2km from Swadlincote Town Centre.

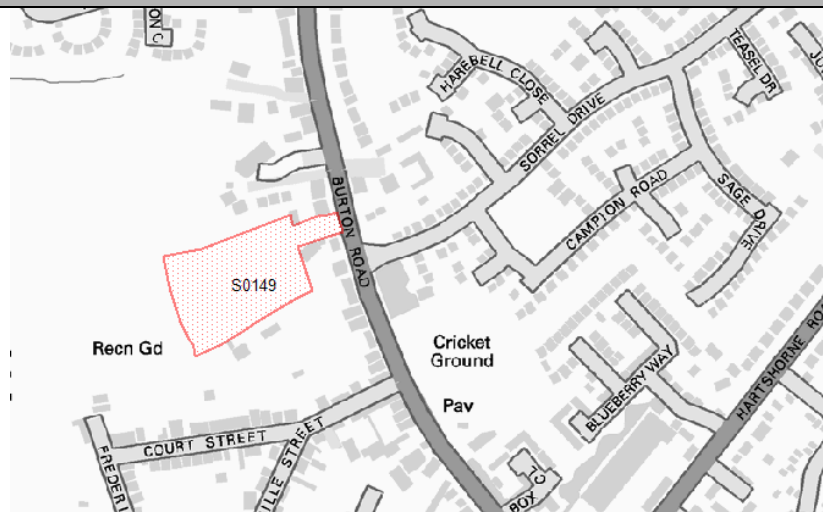
The site comprises a paddock and it extends some 1.2ha. The majority of the site is in single ownership, however there are numerous ownerships on an access strip according to submitted info, however all parties are currently willing to participate.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD377 Midway Clay Site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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 sites 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 travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Woodville (Woodville Surgery) 0.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a sports pitch and primary school. There is no centre within Woodville, however the site is within 800m of a convenience store, post office, library and public house.	
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 - Impacts would be uncertain and would be largely determined by detailed design and layout of the development.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 within 400m of an hourly bus service to Burton on Trent, Ashby, Coalville and Leicestershire. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is a metalled footpath adjacent to the site on Burton Road which could be used to connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have any significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site located within 400m of an hourly bus service. - There is a metalled footpath adjacent to the site on Burton Road which could be used to connect the site to the surrounding area. - There are no off-road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints. - Superfast Broadband is available. - Access to the site would require the demolition of existing dwellings.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is predominantly greenfield and will regenerate existing built up area. - The contribution the site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, however there may be potential to reuse some waste materials on site during the construction phase from the existing dwellings which would require demolition to gain access to 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 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 very small potential to reuse demolition waste on site from the existing housing on the site, although the use of materials used overall could be reduced through the adoption of site waste management plans - <b>Review minerals safeguarding information on receipt.</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>The site is predominantly greenfield.</li> <li>The site is satiated in land classified as land predominantly in urban area.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of an hourly bus service. The site is relatively well located in respect of nearby services. The site is within 1200m of a primary school and is located within 800m of a post office, a convenience store, library and public house.</li> <li>The site is well located in respect of Secondary School provision which is within 500m of Granville Sports Colleague.</li> <li>The nearest major employment site is within 2km, at Swadlincote Road, Woodville.</li> <li>The nearest supermarket is 1.2 km away at Woodville High Street.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 development would be unlikely affect the setting of any listed buildings.</li> <li>No HERS are located within the site; however HERS26864 is located immediately to the north 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>New development in this area could connect to the National Forest which is an increasingly 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>The majority of the site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of lower sensitivity according to the County Councils Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by existing to the east, trees to the north of the site, hedgerows to the west and south (along with existing development to the south).</li> <li>The land parcel could contribute towards green infrastructure provision;</li> <li>Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

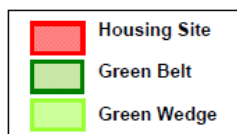
## Site xx: S0148: Land at Common Ground, Church Gresley

### Description:

The site is located within Church Gresley. The site 2.5km from Swadlincote Town Centre and 10.1km from Burton on Trent Town Centre.

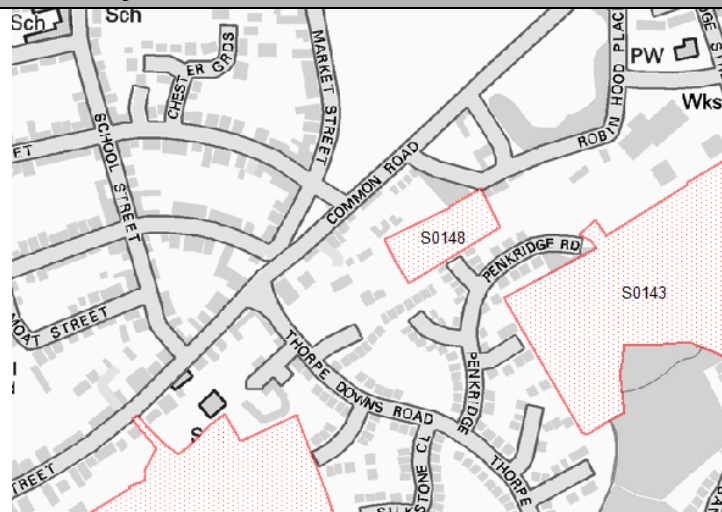
The site comprises of greenfield land. It extends some 0.46ha and is currently in multiple ownership, due to the ransom strip to the site. There is medium developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km of SD313 Hall Wood.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site could need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site,	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make a contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Church Gresley 2.1km from the site,	
	Will it promote healthy lifestyles?		- The site is located within 800m of a sports pitch and primary school. - The site is located within 800m of a convenience store, a pharmacy and a cash point.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts could be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development of this site will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is Pennine Way Junior Academy which is exceeding capacity with 333 pupils attending the school with a capacity of 324 pupils. - The nearest secondary school is The Pingle School which has some spare capacity with 1045 pupils attending the school with a capacity of 1376.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment would be required on the access to the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 800m of an hourly bus stop. - There is a public footpath adjacent to the site, which would connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development at this scale is unlikely to affect the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site will be within 800m of an hourly bus stop - There is a public footpath adjacent to the site, which would connect the site to the surrounding area. - Although not off-road at this point, National Cycle Route 63 passes within 200m	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is available. - Access to the site is constrained due to a ransom strip and the end of Kirkland Way (this covers access to the site)	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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 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 however is not within agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located within 800m of an hourly bus service. The site is located within 800m of a sports pitch, a primary school and a convenience store, a pharmacy and cash point.</li> <li>- The nearest major employment site lies within 2kkm at Pool Street / Kiln 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 area or listed buildings.</li> <li>- No HERs sites within development area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly 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 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 Councils Area of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development.</li> <li>- The land could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to lack of information held regarding potential site design and layout</li> </ul>	

Version 1a

## Site xx: S0139: Land at Pennine Way, Church Gresley

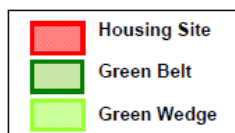
### Description:

Site lies at Pennine Way, Swadlincote and comprises open space with some planting. The site is located 2.2km from Swadlincote Town Centre and 8.6km from Burton Town Centre,

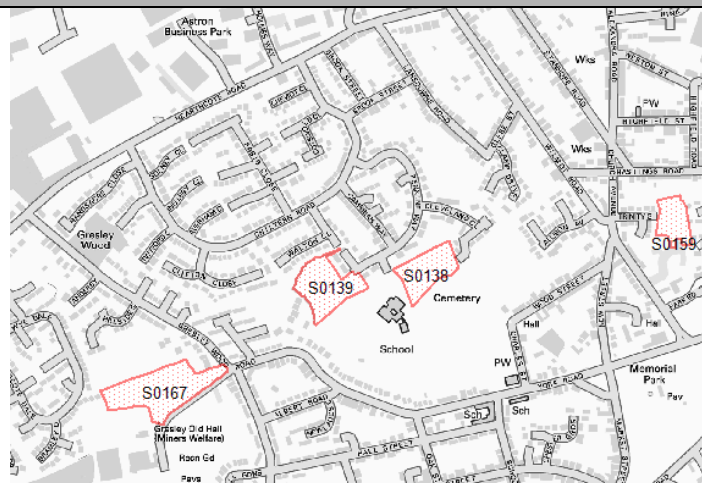
It extends to 0.94 ha and is in single ownership with no developer interest.

Part of the site has planning permission for 10 dwellings (9/2015/0415).

### 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 closest site of local importance for nature conservation (County Wildlife Site) is located over 500m from SD313 Hall Wood.	
	Could development affect protected species or BAP priority species?		- No records held of protected or BAP species within 100m of site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site masterplan for the whole site. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Swadlincote (Swadlincote Surgery). 1.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of a primary school and sports pitch.</li> <li>- The site is located within 1200m of a convenience store, pharmacy and cash point.</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>- Impacts are uncertain.</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 Pennine Junior School which is exceeding capacity with 333 pupils attending the school with a capacity of 324.</li> <li>- The Pingle School has some spare capacity with 1045 pupils attending the school with a capacity with 1376.</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 would have no effect against this objective</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service.</li> <li>- There is an existing metalled footpath adjacent to the site which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of 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 would have any significant impact on the highway network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- Site will be within 400m of an hourly bus service.</li> <li>- There is a PROW though the site.</li> <li>- There are no 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 site would be served by Stanton Waste Water Treatment Works which is nearing capacity</li> <li>- There are no known electricity or water supply constraints in this location.</li> <li>- Superfast Broadband is available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is not previously developed and will not regenerate 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 developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters for the whole site).	
	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 - <b>Review minerals safeguarding information on receipt.</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield however is not within agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1</li> <li>There is no indication of surface water flooding on the site,</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>Site is located within 400m of an hourly bus service.</li> <li>The site is located within 800m of a primary school and sports pitch and is located within 1200m of a convenience store, pharmacy and cash point.</li> <li>The nearest major employment site lies within 2km at Heathcote Road</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 would be unlikely to affect the setting of any conservation area of listed building.</li> <li>No HERs sites within development area</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>New development in this area could connect to the National Forest which is an increasingly 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 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 Councils Area of Multiple Environmental Sensitivity.</li> <li>The development of part of the site would require the removal of the woodland on the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>Site is contained any existing development to the north, east and west.</li> <li>Woodland is contained within the site.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout of the whole site.</li> </ul>	

Version 1a

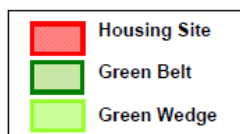
## Site xx: S0133: H K Wentworth, Kinsbury Park, Swadlincote

### Description:

Site lies to the south of Eureka Park, Swadlincote. The site is located 250m of Swadlincote High Street

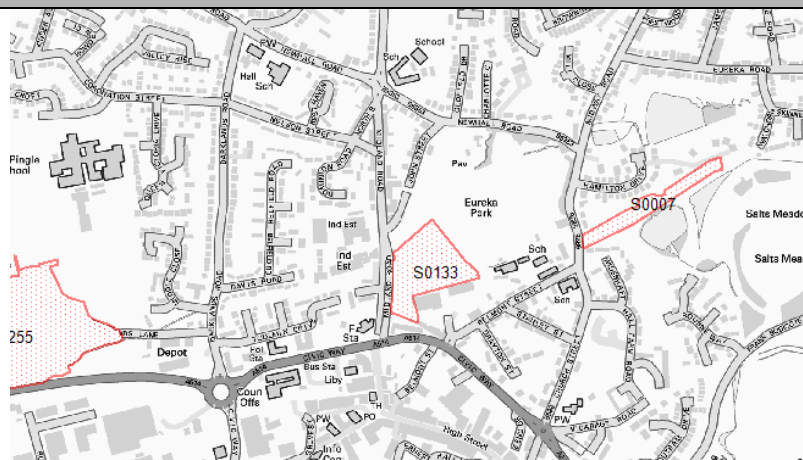
It represents former industrial land and measures 1.68ha. It is in one ownership and developer interest is high.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD377 Midway Clay Site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Application 9/2015/0415 proposes a small amount of soft landscaping including 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	- The Design and Access Statement for application 9/2015/0498 states that affordable housing can be delivered on site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Application 9/2015/0498 proposes a mix of dwelling types and sizes and the Design and Access Statement for 9/2015/0498 states that affordable housing can be delivered on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Application 9/2015/0498 does not propose open space on the site.</li> <li>- Development of the site could make a limited contribution towards improving open space and leisure provision within 1200m of the site, including open space adjacent to the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting.</li> </ul>	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. Swadlincote Health Centre is located within 300m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of a sports pitch, Primary School and Swadlincote Town 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>- There are no identified impacts from site development in respect of this issue</li> </ul>	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impacts are uncertain.</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 Belmont Primary School, which is nearing capacity with 416 pupils attending the school with a capacity of 420 pupils.</li> <li>- The nearest Secondary School is Granville Sports Colleague which has spare capacity with 558 pupils attending the school with a capacity of 830 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 would have no effect against this objective</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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>- Application 9/2015/0498 states that affordable housing can be provided on site.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service.</li> <li>- The site is well located in respect of services within Swadlincote High Street.</li> <li>- There is a metalled footpath adjacent to the site, which would connect the site to the surrounding area.</li> </ul>	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding contributions has been provided.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The Transport Assessment submitted with planning application 9/2015/0498 indicates that development can be satisfactorily accommodated by the highway network.</li> </ul>	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- Site will be within 400m of a bus route</li> <li>- There is no off-road cycle route adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity</li> <li>- No known electricity or water supply constraints</li> <li>- Superfast Broadband is available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the 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 the buildings on the site and vacant. Development of the site would improve the quality of the built development of the site.	- 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 demolition waster material on site during construction phase from the existing 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 containing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles - there is no information containing this information	
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?		- The site is brownfield and there is potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - <b>Review minerals safeguarding information on receipt.</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality</li> <li>- Nitrate Vulnerable Zone = Yes</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 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 is in Flood Zone 1 and will have no discernible impact on flood risk.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- As a brownfield site, the volume of surface runoff would normally be expected to be reduced as part of a redevelopment scheme, although this would be dependent upon the detailed design of any proposal.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 400m of an hourly bus service, and is within 800m of Swadlincote Town Centre, a sports pitch and a primary school.</li> <li>- Granville Sports Colleague is 2.2km from the site.</li> <li>- Site lies within 2km of the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 area or listed building.</li> <li>- HERS26886 covers most 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>- New development in this area could connect to the National Forest which is an increasingly 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>- The site is located within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- TPO163 is located along the southern boundary of the site (review extent)</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 Midland Road to the east, existing development and trees to the south, trees to the north and east.</li> <li>- Application 9/2015/0498 proposes no open space on the site however does propose some limited planting on site. However retains the existing TPO trees on the site.</li> </ul>	

Version 1a

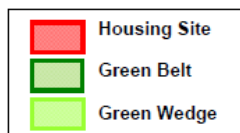
## Site xx: S0115:Woodville, Pool Street, John Street Swadlincote

### Description:

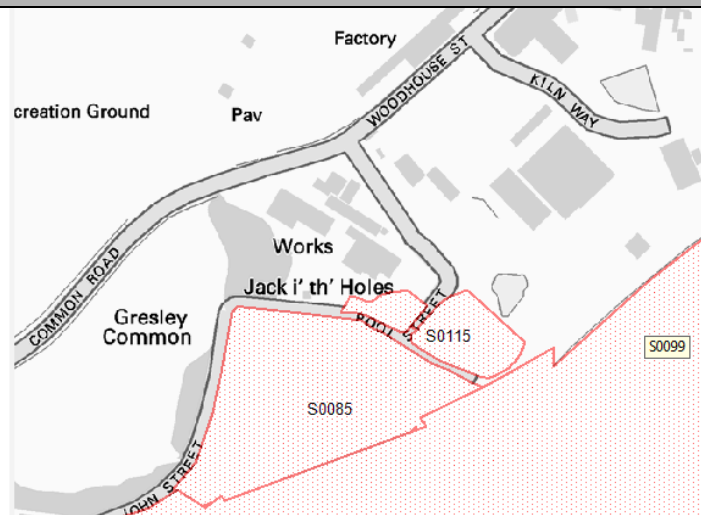
The site is located 1.3km from Swadlincote Town Centre.

The site comprise to two areas on opposite side of Pool Street. The sites together extends some 0.73ha. The site is a former pottery and is in one ownership. There is low developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 910m of SD377 Midway Clay Site.	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site could need to be passed over to tree planting and landscaping given the sites National Forest location.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this are or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site. Development of the site would make an uncertain contribution towards the delivery of affordable housing due to its size. However due to local plan requirement would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Woodville (Woodville Surgery) 1.3km from the site.	
	Will it promote healthy lifestyles?		- There in centre within Woodville, however the site is within 1200m of a convenience store; however is in excess of 1200m from Woodville Post Office, library and community centre. - The site is in excess of 1200m from a primary school, however is within 800m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The site is derelict and the area is subject to antisocial behaviour. Development of the site would help address this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - The nearest primary school is Pennine Way Junior School which is exceeding capacity with 333 pupils attending the school with a capacity of 324 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site development would make an uncertain 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 would be within 800m of an hourly bus service. - There are some local facilities (including a primary school, village hall, doctors, convenience store, post office, public house, library) - There are no metalled footpaths immediately adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- 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?		- Site will be within 800m of an hourly bus service - There are no metalled footpaths immediately adjacent to the site which could connect the site to the surrounding area. - There are no established off-road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - There are no known electricity or water supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limits support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have mess significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site	- Ensure good connectivity to the 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 development of the site would regenerate the area.	- 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 hard standing on the site which could be used 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 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?		- The site is brownfield and there is hard standing on the site which could be used during the construction phase. - Review minerals safeguarding information on receipt.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear 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 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 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 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>Redevelopment of brownfield land would normally be expected to result in a reduction in runoff rates, but this will be determined by 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>Site is within 800m of an hourly bus service. There is no centre within Woodville, however the site is located within 1200m of some services (convenience store), however is in excess of some services (post office, primary school, post office, library school.</li> <li>Granville Sports Colleague is 2.1km from the site. <ul style="list-style-type: none"> <li>The nearest major employment site lies adjacent to the site</li> <li>The nearest supermarket is 1.2km away.</li> </ul> </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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 (Grade II Bottle Kin and Grade II* Bottle Kiln)</li> <li>A small element of HERS 26885 is located within the right site, the majority of the HERS site is located adjacent to the site.</li> <li>HERS26867 is adjacent to both sites</li> <li>Hers 26865 is immediately adjacent to the left 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>New development in this area could connect to the National Forest which is an increasingly 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>The site is located within the lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>Hedgerows, trees or other landscaping elements could contribute towards integrating new development into the landscaping.</li> <li>The land parcel could contribute towards green infrastructure provision</li> <li>Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

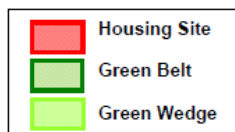
## Site xx: S0112: Orchard Street, Newhall, Swadlincote

### Description:

The site is located within Newhall and is 2.4km from Swadlincote Town Centre.

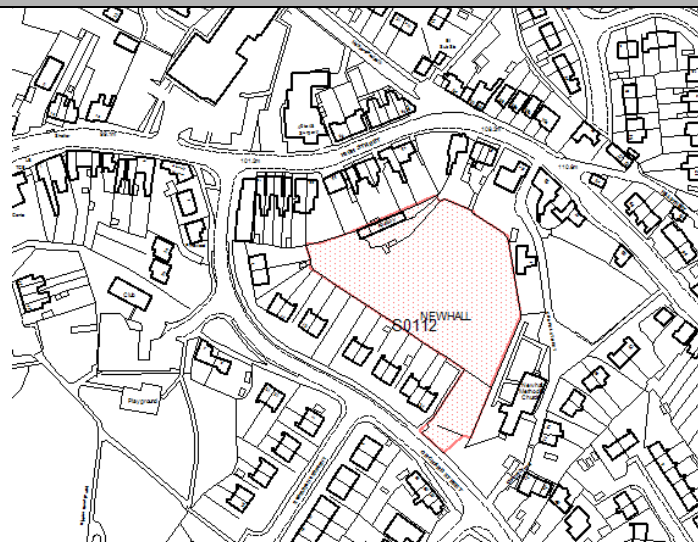
The site comprises of open space. It extends some 0.59ha and is currently in multiple ownership. However all parties are currently willing to develop the site for residential use. There is no developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Specific 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 800m of SD273 Breach Leys Farm Meadows.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make an uncertain contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, however due to the size of the site, the site would provide an uncertain contribution towards the delivery of affordable housing, however due to local plan requirements the site 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 could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. - The nearest GP is located in Newhall (Newhall Surgery) 0.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch, a primary school and within 800m of a convenience store, post office and village hall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Newhall Community Junior School which has some spare capacity with 293 pupils attending the school with a capacity of 236 pupils. - The nearest Secondary School is William Allitt, which is exceeding capacity with 973 pupils attending the school with a capacity of 945. - Pingle School however does have some spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site, development would make an uncertain 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 would be within 400m of an hourly bus service to Burton, Ashby, Coalville and Leicestershire. - There is a metalled footpath adjacent to the site on Orchard Street. - There are some local facilities within Newhall: convenience store, open space and facilities, post office, pharmacy, village hall. - There are no off-road cycle routes adjacent to this site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site would be within 400m of an hourly bus service to Burton, Ashby, Coalville and Leicestershire. - There is a metalled footpath adjacent to the site on Orchard Street. - There are no off road cycle routes adjacent to this site,	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - No known electricity or water supply constraints - Superfast Broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>Site is greenfield, however does not comprise of agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>Primary school, village hall, convenience store and post office are within 800m and site is within 400m of an hourly bus service.</li> <li>William Allitt Secondary School is 0.6km from the site.</li> <li>The nearest major employment site is Bretby, which is within 2km of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	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 may affect the setting of Grade II Central Melodist Church which is located immediately to the north of the site.</li> <li>No HERs sites 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>New development in this area could connect to the National Forest which is an increasingly 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 greenfield</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Site is located away from areas of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by existing development and trees and hedgerows along part of the southern boundary of the site.</li> <li>The land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

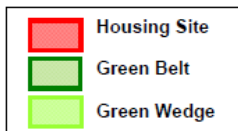
## Site xx: S007: Land east of Midway, Swadlincote

### Description:

The site is located within Swadlincote and is 0.5km from Swadlincote Town Centre.

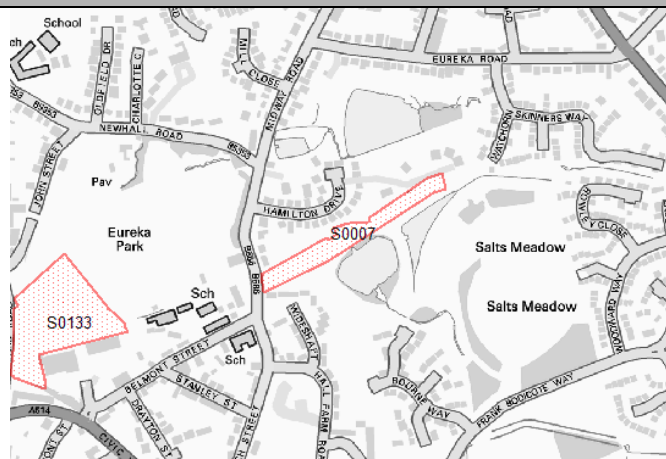
The site is greenfield (restored land) and is heavily wooded and overgrown. It extends some 0.79ha, is currently in single ownership and there is no developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- County Wildlife Site SD377 Midway Clay Site covers the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no records of BAP or Protected species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - However 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	- Due to the size of the site, development would make an uncertain contribution towards the delivery of affordable housing. However the SHLAA suggestion form states that the land owners would like to develop affordable housing on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The SHLAA suggestion form states that the land owners would like to develop affordable housing on the site. No data has been submitted by site promoters in respect of housing types on the site, although given the local plan requirements development would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is heartwood Medical Practice is 0.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Swadlincote Town Centre, a sports pitch, a Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is Belmont Primary School, which is nearing capacity with 416 pupils attending the school with a capacity of 420pupils. - The nearest Secondary School is Granville Sport Colleague which has spare capacity, 558 pupils attend the school with a capacity of 830.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site, development would make an uncertain contribution to the delivery of affordable housing. However the SHLAA suggestion form states that the land owners would like to see affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 400m of an hourly bus service to Burton, Ashby, Coalville and Leicestershire. - There is a metalled footpath adjacent to the site on Midway Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on highway congestion 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?		- Site will be within 400m of a bus route - There is a metalled footpath adjacent to the site on Midway Road. - There are no off-road cycle routes adjacent to this site	
	Will it make the best use of other infrastructure?		- Development of this site would be served by WWTW which is nearing capacity - There are no known electricity or water supply constraints. - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear 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 re unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with 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, however does not comprise agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood zone 1</li> <li>The eastern part of the lies within 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 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>Primary school provision, Swadlincote Town Centre and sports pitch are all within 800m. The site is within 400m of an hourly bus service.</li> <li>The nearest major employment site is within 2 km at Kiln Way/Pool Street</li> <li>The is located 1.5km from Granville Sports Colegues and 1.3km from a supermarket.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 would be unlikely to affect the setting of any nearby listed buildings and Swadlincote Town Centre Conservation Area</li> <li>No HERS sites are located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>New development in this area could connect to the National Forest which is an increasingly 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 restored greenfield land.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Site is located within the an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>There is a cutting on the eastern end of the site that would require filling and the bridge removing.</li> <li>TPO215 covers the site. (review extent)</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The sits is contained by existing development to the north, east and west and part of the southern boundary.</li> <li>The site contains a County Wildlife Site.</li> <li>Trees cover the site.</li> <li>Uncertain effect identifies due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

**Site xx: S0208** Land east of Sandcliffe Road, Lower Midway

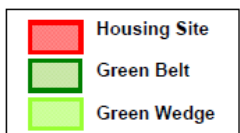
**Description:**

The site lies adjacent to the Lower and Upper Midway residential estates in Swadlincote. Swadlincote town centre is 2.6 km to the south of the site, and A511 lies to the south of the site.

Residential development borders the southern and western boundaries of the site. Fields dispersed with hedgerows and pockets of woodland border the remaining boundaries.

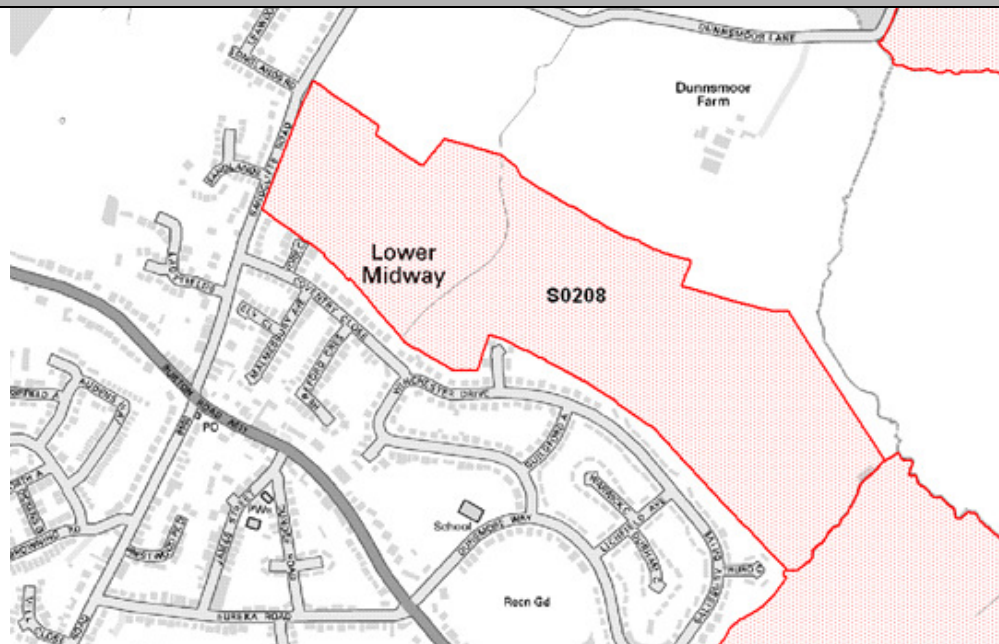
The site is in single ownership. Demand from developers is thought to be high, and there is thought to be medium end values for housing.

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within 300m of this site. (Lee Wood Grass Land (SD206), which is located 350m to the north west of the proposal site, has been removed from the wildlife site register in recent years).	
	Could development affect protected species or BAP priority species?	No	- There are no recording of BAP or Protected species within 300m. <b>based on incomplete data will need updating.</b>	
	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	- 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 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	- Site will not bring back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver open or recreational 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?		- The site is located around 1.5km (depending on access) from Heartwood Medical Centre (Civic Way), and Swadlincote Surgery (Darklands Road). - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision and primary school, and in excess of 1500m of a local centre in Newhall	
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 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 secondary schools are Granville which has some capacity to accommodate growth Pingle which could accommodate further growth (>2km), - There is no capacity for the expansion of local primary schools to meet requirements generated by a site of this scale	- 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 would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact of the gradient and pylons on the site would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is also within 1.8km of Swadlincote town centre. A small supermarket is located within 300m of the site. - Two buses per hour (reducing to one per hour in the evening) operate in the residential area to the south. - The site is within 400m of existing bus stops accessible via only two pedestrian routes one along Sandcliffe Road and the other through the adjacent residential estate to the south. Much of the site would therefore be closer to 800m from the bus route in practical terms	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Swadlincote.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 A511 and the A511 and Sandcliffe Road 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 twice hourly bus service (reducing to once hourly service in the evening) serving this area, - Off road cycling provision in this area is undeveloped.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - Superfast Broadband to be delivered commercially by 2016.	

To achieve stable 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 encourage economic diversification?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect on respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to facilities in Midway and Swadlincote.
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 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 greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond 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 - Review minerals safeguarding information on receipt.	
	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>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority this site comprises Grade 3 land. It is unclear whether this could comprise Best and Most Versatile land and as such a precautionary approach has been taken and it is assumed that some land would be grade 3a.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- This site is located outside of an area at fluvial flood risk although there is a small watercourse just outside of the north eastern part of the site (see image) which is known to flood.</li> <li>- There is no indication of surface water flooding within the majority of the site, however a small area within the north of the site is located within an area less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</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 adjacent to the Swadlincote urban area and would be in excess of 1200m from a local centre including health facilities.</li> <li>- An hourly bus service passes within 400m</li> <li>- The nearest major employment is located 2km away at Woodville.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No architectural features have been identified within in this area which are likely to be affected by new development.</li> <li>- Potential for in ground archaeology identified in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural ad 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 policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Development in this location would have a notable impact on the local landscape due to local landform and prominence of the site from the north).</li> <li>- The existing settlement boundary along Salisbury Drive, Winchester Drive and Coventry Close is poorly screened and presents an eroded settlement edge from near and distant views 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>- There are few substantial hedgerows, field trees or other landscape elements on site which could help integrate new development into the local landscape.</li> <li>- Site development is not likely to lead to the loss of landscape elements given a relative lack of features on site</li> <li>- National Forest Planting could deliver new and enhance existing habitats such as woodland, hedges on site</li> </ul>	

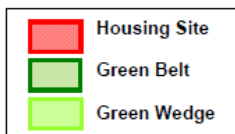
## Site xx: S0064 Land East of A511, Burton Road, Midway

### Description:

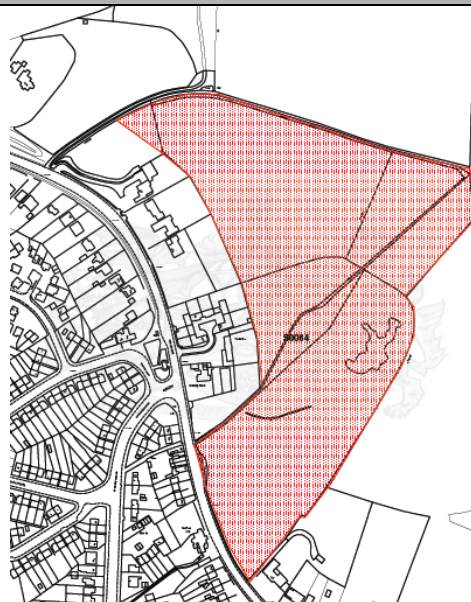
This is a small site broad triangular site which wraps around the Midway Farm. It is bounded by the A511 and residential properties to the west whilst to the north and south it is surrounded by agricultural land.

The site extends 6.68ha. The site is in single ownership and there is a high level of developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- 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)?		- There is a non-statutory wildlife sites within 200m of this site (SD342) Hoofies Wood	
	Could development affect protected species or BAP priority species?		- There are no recording of BAP or Protected species within 300m. <b>Based on incomplete data will need updating.</b>	
	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 site will include the creation of new habitats or tree planting - 20% of the site would need to passed over the tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?		- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- 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 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 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 disable 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 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, 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 could deliver new open and recreational space on site, including 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?		- Existing healthcare facilities are located within 1500m of the existing surgery in Newhall - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision and primary school, and within 1500m of Swadlincote town centre and within 1500m of Newhall local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- Ensure that development reflects policy BNE1 and INF2
	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 secondary schools are Pingle which could accommodate further growth (>2km), - It is very unlikely that a proposal of this scale could deliver a new primary school - The nearest primary school is Elmsleigh infant. It is unclear whether this school is capable of expansion to accommodate this level of growth	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 the impact on viability of the gradient across the site would need further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the main urban area of Swadlincote - The nearest local centre is 1500m (Newhall) and Swadlincote town centre is also 1500m away. Bus stops are located just outside the site on Burton Road (within 400m) 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 1500m) - Secondary school provision would be within 2km of the site - The nearest major employment opportunity is at Bretby Business Park less than 2km from the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Newhall.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 in respect on traffic congestion locally including on the A511.	- 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 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 Midway/Newhall - Superfast Broadband available	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it encourage economic diversification?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		- 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 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?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to facilities in Newhall and Swadlincote
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond 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 - Review minerals safeguarding information on receipt.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Surface and Ground Water</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 adjacent land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Based on agricultural land classification maps held by the Authority this site comprises Grade 3 land. It is unclear whether this could comprise Best and Most Versatile land and as such a precautionary approach has been taken and it is assumed that some land would be grade 3a.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site is located within floodzone 1</li> <li>There is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform 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 is more than 1.2km from Swadlincote town centre and Newhall local centre.</li> <li>The site is well related to an hourly bus service (bus stops within 400m) and</li> <li>Strategic employment is located within 2km at Bretby 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 could affect the setting of Midway Farm (listed building) and Bretby Historic Park and Garden (within 100m of the site).</li> <li>No HERS within site area</li> <li>It is unclear whether there is potential for in ground archaeology in this area.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>New development in this area could connect to the National Forest which is an increasingly important cultural ad 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 policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of higher sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>Site sits in an elevated (prominent position) and would be prominent in the local landscape including from Bretby Hall Historic Park and Garden to the north.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>Site is contained by existing development and road to the west</li> <li>Significant woodland to the north and west of the site</li> <li>There is a small block of woodland within the site as well as a pond, field trees and hedgerows around an number of field parcels</li> <li>These features could help tie development into wider landscape</li> </ul>	

Version 1a

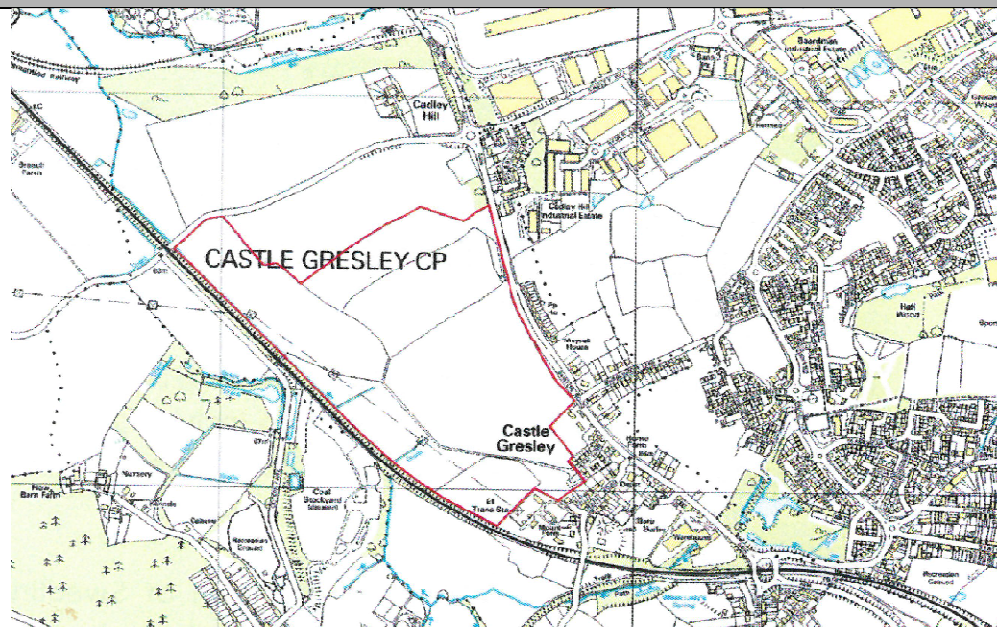
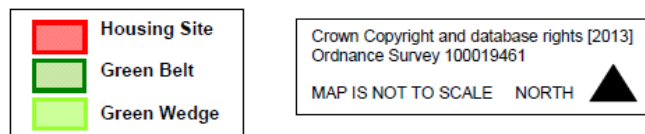
## Site XX S0254: Castle Fields, Swadlincote

### Description:

This site was first promoted for development in November 2013. Prior to this the site had not been promoted through the SHLAA or LDF process. The site is located to the immediate west the A444 and the consented but not yet built mixed use Cadley Hill Site, whilst to the south lies existing residential development. The western edge of the site is bounded by the National Forest Line. The site to the north is promoted for employment and housing development through the Plan.

The site extends some 41.5 ha. The site is thought to be in single ownership and there is a high level of developer interest in the site.

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not within 1km of a statutorily protected wildlife site such as SSI or SAC and is not in the catchment of the he River Mease SAC	- 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 two wildlife sites (SD306, Castle Mound) and SD360 (Whitelady Springs)	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on all sites. The site is within the National Forest and site master plan indicates 30% tree planting on site together with new informal and formal open space and SUDS provision.	
	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 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 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 Swadlincote and South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision on site including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Swadlincote (Gresleydale Healthcare Centre) is located within 1500m of the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of a sports pitch and services within Castleton Park local centre and Castle Gresley. - The site is 2.5km from Pennine Way School on foot and 3km from Linton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Impacts would be uncertain and would be largely determined by detailed design and layout for the development.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- It is not known what impact development 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 schools, are Pingle and William Allitt. William Allitt is full although Pingle has some capacity to accommodate growth. - The closest Primary School is Pennine Way which offers some spare capacity. Linton Primary School is nearing capacity with 256 pupils attending the school with a capacity of 260.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly or better bus route which is accessible within 400m of the site - The site is located within 1200m of Castle Gresley Village centre and Castleton Park local centre. - There is no metalled footpath adjacent to the site, however there maybe possibility to construct one.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sports provision and health. It would also help to sustain existing bus services and could help improve the case for the establishment of a National Forest Line passenger rail service.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would be likely to impact the A444 but it is not known whether impacts would be significant.	- 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?		- A submitted master plan (for the whole site) proposes two crossing points across the A444 and links into cycling routes on Castleton Park and Cadley Hill. - There is an hourly or better bus service which runs along the A444 to the east of the site - The site earmarks land to accommodate a passenger railway station should the National Forest Line be reopened.	
	Will it make the best use of other infrastructure?		- May be requirements to increase capacity at Stanton WWTW which could serve this development - Local capacity improvements to the sewerage network required to support development at the scale proposed. - There are no known water or electricity supply constraints. - Superfast broadband coverage 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, selling new homes during site build out. Would have less significant benefits following site build.	- 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?		- The proposed development will have no effect in respect of this objective	
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 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?		- 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?		- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond 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 - Review minerals safeguarding information on receipt.	
	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?		Development of this nature is unlikely to have any significant impact on local water quality. - Nitrate Vulnerable Zone = Groundwater and Surface Water - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with neighbouring land uses - Location next to a rail line could lead to increased noise complaints	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield - Site is likely to be partly Grade 2 very good quality agricultural land and partly 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 mainly Flood Zone 1, but there is an area within Flood Zones 3a and 2 to the west of the site. - Part of the site to the west lies within an area of less and intermediate susceptibility to surface water flooding and part of the site to the south lies within an area of less susceptibility to surface water flooding. However there is no indication of surface water flooding within the majority of the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is less than 400m from an hourly bus service and less than 2km from employment land at Tetron Point and Cadley Hill. It is within 1200m of Castleton Park local centre and services and facilities at Castle Gresley.	- 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- HERS site 17812 located within site (Castle Gresley Sand Pits, Smithy and Quarry)	- 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?		- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is agricultural and development would lead to the loss of 26ha of productive 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?		- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - This site is located to the west of the A444 which forms the western extent of Swadlincote. Development past this defensible boundary could represent a significant intrusion into the countryside.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is bounded to the east by Burton Road and the Cadley Hill Site. And to the west by the National Forest Railway line. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation which would account for >30% of the site. - New strategic landscaping along the railway line and northern edge of site to reduce landscape effects	

Version 1a

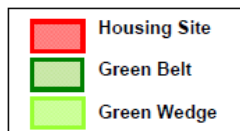
## Site 46: S0105a: Land West of A444, Cadley Hill Swadlincote

### Description:

The site lies on the opposite side of the A444 to the main built up area of Swadlincote. Swadlincote town centre is 2.4 km to the north east.

The site comprise agricultural land. It extends some 10.39ha and is currently in single ownership. There is medium developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is more than 1km from the nearest statutory wildlife site.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- County Wildlife Site SD304 Cadley Hill Railway Area is located within 300m of the site and Local Nature Reserve – Coton Park Coal Staking yard is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data needs updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The site is located in the National Forest and would be expected to contribute to National Forest Planting	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- 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 travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1.7km on foot from nearest doctors surgery which is located on Castleton Park and could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 1.7km on foot from Castleton Park Local centre and 2.6km from Swadlincote Town Centre - Pennine Way Primary School is 2.6km away on foot. Sports pitch provision is located 1000m from the site	
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	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts are unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools are Pingle School and William Allitt School, the former offering spare capacity, but the latter offering no spare capacity. - Pennine Way Primary School is 2.6km from the site on foot and offers some spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 would be within 400m of nearest bus stops the A444. Buses run three times an hour to Burton and Swadlincote - There are no off-road cycle routes adjacent to this site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site will be within 400m of a bus route - Development could offer opportunities to strengthen local walking and cycling provision - Most services are beyond acceptable walking distances.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is expected to be delivered in this area by 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield so it will not help regenerate existing built up areas, but could reinforce local design and character	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 - <b>Review minerals safeguarding information on receipt.</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Surface and Ground Water</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>It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal.</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 in agricultural use.</li> <li>Around half of the sites fall within an area of grade 2 agricultural land. Development would therefore lead to the loss of some Best and Most Versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>The site is 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 with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>Site is within 2km of a local centre km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site.</li> <li>Site performance would be significantly improved if a local centre was accommodated on 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 protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>No architectural features have been identified within in this area which are likely to be affected by new development.</li> <li>No HERs sites within development area</li> <li>There is limited potential for below ground archaeology in this location</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>New development in this area could connect to the National Forest which is an increasingly 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 greenfield</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside.</li> <li>Area is located in a natural dip which could reduce visual impacts of development in this 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 lies within The National Forest and would contribute towards new tree planting and habitat creation.</li> </ul>	

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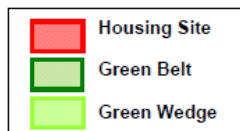
## Site 46: S0105: Land West of A444, Cadley Hill Swadlincote

### Description:

The site lies on the opposite side of the A444 to the main built up area of Swadlincote. Swadlincote town centre is 2.4 km to the north east.

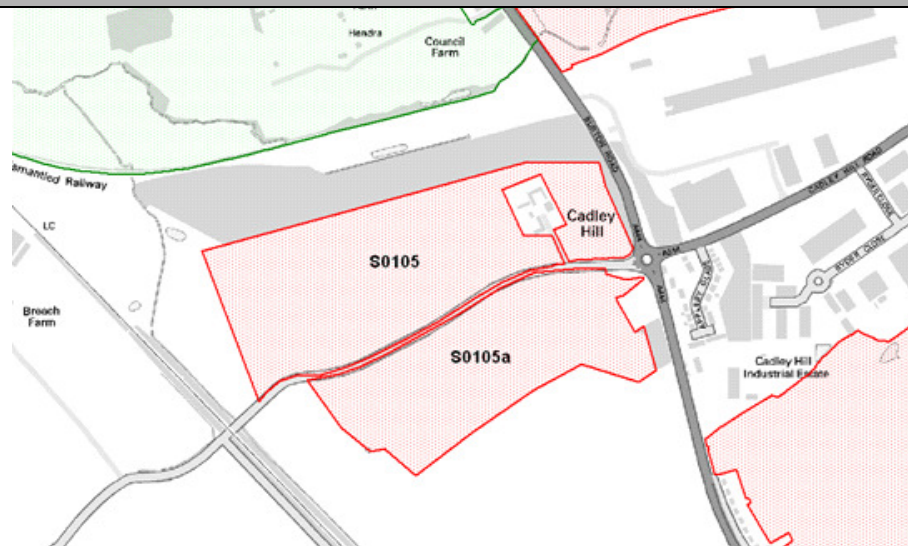
The site comprise agricultural land. It extends some 15.03ha and is currently in single ownership. There is medium developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is located within 1km of a statutory wildlife site, but this is in excess of 800m of the site and would not be affected by development.	- 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	- There are no local wildlife sites on either site, although Cadley Hill Railway Area (SD304) is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are likely to be great crested newts in the local wildlife site (SD304) to the north. Based on incomplete data needs updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The site is located in the National Forest and would be expected to contribute to National Forest Planting	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1.7km on foot from nearest doctors surgery which is located on Castleton Park and could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 1.7km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre - Pennine way Primary School is 2.6km away on foot away. Sports pitch provision is located 1000m from the site	
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	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impacts are known	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools are Pingle School and William Allitt School, each some 3.5km away, the former offering some spare capacity and the latter none. - Pennine Way Primary School is 2.6km from the site on foot and offers some spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 would be within 400m of nearest bus stops the A444. Buses run three times an hour to Burton and Swadlincote - There are no off-road cycle routes adjacent to this site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site will be within 400m of a bus route - Development could offer opportunities to strengthen local walking and cycling provision - Most services are beyond acceptable walking distances.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is expected to be delivered in this area by 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is unlikely to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield so it will not help regenerate existing built up areas, but could reinforce local design and character	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 - <b>Review minerals safeguarding information on receipt.</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Surface and Ground Water</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>It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal.</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 in agricultural use.</li> <li>Site is likely to be Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>This site is almost entirely in Flood Zone 1, although a very small area at the northern edge lies within Flood Zones 3a and 2.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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>Site is more than 1200m from Castleton Park local centre and Swadlincote town centre, within 400m of an hourly or better bus service and within 2km of a strategic employment site.</li> <li>Site performance would be significantly improved if a local centre was accommodated on 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>No architectural features have been identified within this area, which are likely to be affected by new development.</li> <li>No HERs sites within development area</li> <li>There is limited potential for below ground archaeology in this location</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>New development in this area could connect to the National Forest which is an increasingly 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 greenfield</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside.</li> <li>Area is located in a natural dip which could reduce visual impacts of development in this area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>Site to the north is a County Wildlife Site and recent site surveys indicate that it still meet the selection criteria for a CWS.</li> <li>The site lies within The National Forest and would contribute towards new tree planting and habitat creation.</li> </ul>	

Version 1a

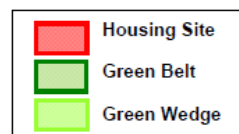
## Site 140: S0210. Land between Woodville & Vale Road, Hartshorne

### Description:

The site lies to the east of Finch Close and south of Vale Road, contiguous with the built up area of Woodville. Swadlincote town centre is approximately 2km away to the west. Burton upon Trent town centre is 10km to the north west.

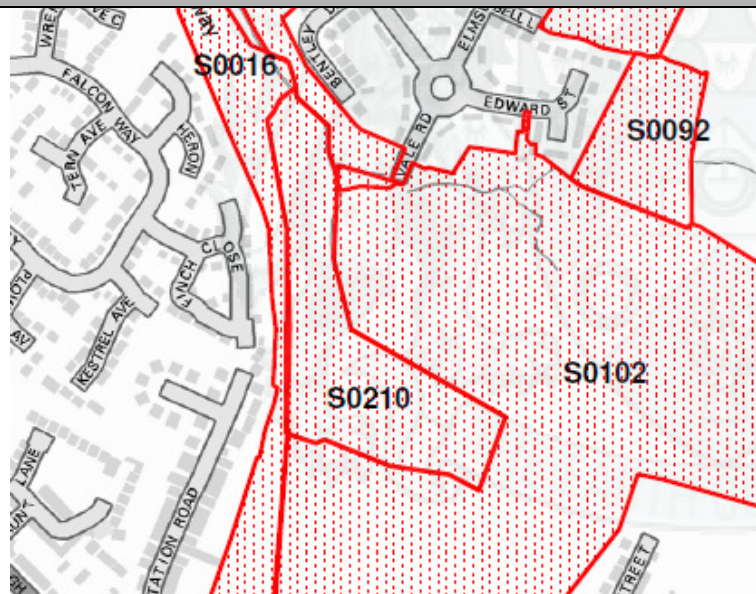
The site, measuring 3.2 ha, comprises vacant land, which was previously used as an industrial site, with buildings demolished in 1970s. It is in single ownership and there is high developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- County Wildlife site SD026 Woodville Disused Railway covers the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is in Woodville 1km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of a sports pitch and primary school, a library, a convenience store, a public house and a post office.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings, subject to wider viability issues. Although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact on viability of the gradient and other physical constraints would require further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is no metalled footpath adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided by site promoters, but it is unlikely that services would be provided within a site of this scale.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on the highway network, although it has potential to have a detrimental impact on the A511/A514 Clock roundabout.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. However the site requires access to other SHLAA sites to be able to reach the bus services. - There is no metalled footpath adjacent to the site which could connect the site to the surrounding area. - There is a PROW within the site giving access to Station Road. - There is no established cycle route adjacent to this site, although it may provide the opportunity to develop one of the links proposed in the Greenway Strategy for South Derbyshire.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Access to the site is constrained due to access being required through adjacent SHLAA sites. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 Swadlincote Urban Area is unlikely to have any tangible effect in respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is greenfield and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site is likely to be Grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>The site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding within the majority of the site. However the north east boundary has an intermediate susceptibility to surface water flooding and a small area within the centre of the site is less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of an hourly bus service. There is no centre within Woodville however the site is located within 800m of a library service, a sports pitch, a convenience store, a public house, a post office and primary school. The site is located within 1.8km of Granville Sports College.</li> <li>Site is within 2km of the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation,</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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>HERS0210 and 28121 are located within the site and HERS28135 is located within 20m of the site and HERS28129 is located within 10m of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfield area.</li> <li>TPO 207 covers the site.</li> <li>Part of the site slopes towards Vale Road and there are pylons and a stream running through the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by development and woodland to the north, woodland to the west and trees and hedgerows to the south. The site is open to the south.</li> <li>TPO207 covers the site</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

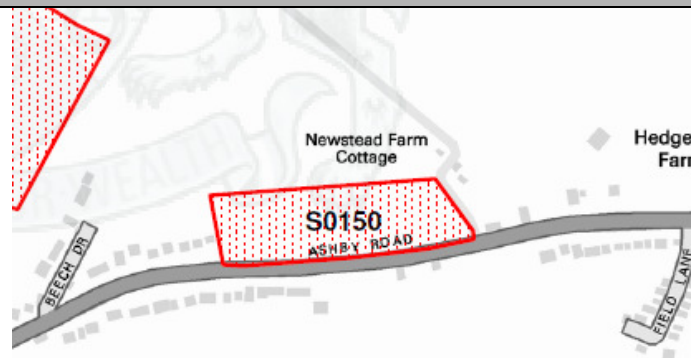
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## Site 139: S0150. Site at OS Fields 7100 & 8400, Ashby Road, Blackfordby

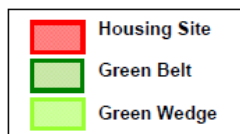
### Description:

The site lies north of Ashby Road (A511), contiguous with the built up area of Woodville and up to The Greyhound Public House. Swadlincote town centre is approximately 3km away to the west. Burton upon Trent town centre is 10.5km to the north west.

The site comprises agricultural grazing land and is 1.82ha in size. The site is in single ownership and there is a high level of developer interest in the site.



### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD210 – Station Road/Vale 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)?	Yes	- Information submitted with the sites SHLAA suggestion form states that appropriate landscaping can be provided to ensure the development is appropriate within the National Forest. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. - The nearest GP is located in Woodville 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of a primary school and sports pitch. - There is no centre within Woodville however the site is located within 800m of a public house, within 1200m of a post office, however is within excess of 1200m of a library and convenience store.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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?		- Site is located within 400m of an hourly bus service. - The site is within 1200m of the primary school and post office, but more than 1200m from the library and a convenience store. - There is a metalled footpath adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and health. Development of this scale would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development in this location would have on the road network, although there may be some detrimental impact on the A511/A514 Clock roundabout.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is located within 400m of an hourly bus service. - There is a metalled footpath adjacent to the site which could connect the site to the surrounding area. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect in respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the service.</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 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 lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding within the majority of the site, however two small areas to the north of the site are less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service. There is no village centre within Woodville , however the site is located within 800m of a public house, within 1200m of a primary school, sports pitch and post office and in excess of 1200m of a library and convenience store.</li> <li>- The site is located within 2.25km of Granville Sports Colleague.</li> <li>- Site lies within 2km of the nearest major employment site, in Woodville.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 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 could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the 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 existing development to the west and east, trees hedgerows and Ashby Road to the east and hedgerows 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

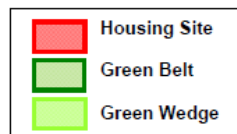
## Site 138: S0146a. Land west of Vale Road and Edward Street, Hartshorne

### Description:

The site lies west and north west of Vale Road and Edward Street and is within the built settlement of Woodville. Swadlincote town centre is approximately 2.5km away to the west. Burton upon Trent town centre is 10km to the north west.

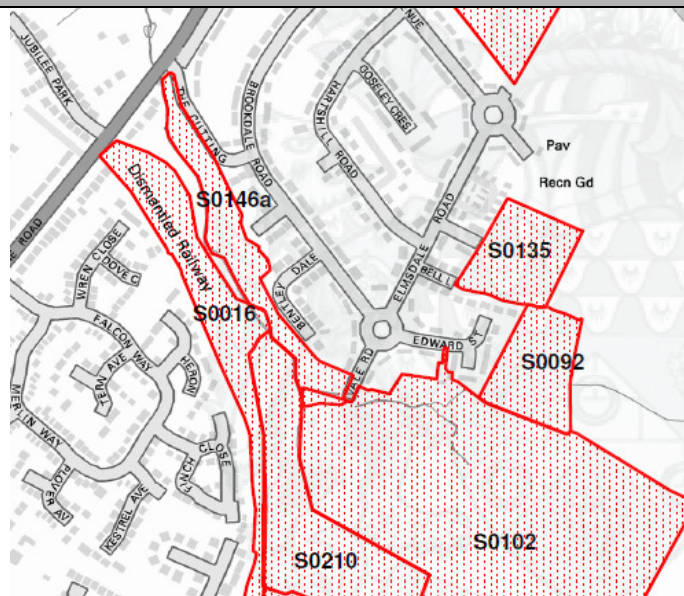
The site comprises open space with trees on site. The site area is 1.54ha. The site is in single ownership and at present there is no developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- 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 majority of the site is covered by County Wildlife site SD026 Woodville Disused railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable 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?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through National Forest Tree Planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Woodville 0.9km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch and within 1200m of a primary school. There is no centre within Woodville however the site is located within 800m of a library, a convenience store and pub, and within 1200m of a post office.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings, subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision. Development of this scale would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development will have an uncertain impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area. - There is no established off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect in respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development. Although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield,</li> <li>- Site is likely to be 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 lies within Flood Zone 1</li> <li>- There are areas of less susceptibility and intermediate susceptibility along the western boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service. There is no village centre within Woodville, however the site is located within 800m of a sports pitch, library, convenience store, pub and within 1200m of a primary school and post office.</li> <li>- The site is located within 1.7km of Granville Sports Colleague.</li> <li>- Site lies within 2km of the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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. HERS28120 is located within 65m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The majority of the area is located within in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity. However a small section if located within secondary sensitivity.</li> <li>- There is a deep ditch that runs through the site and also the site slopes upwards in the southern section.</li> <li>- TPO207 covers the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Hartshorne Road to the north, existing development to the east, woodland to the west.</li> <li>- TPO207 covers the site.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

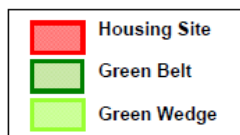
## Site 137: S0135. Land at Bretby View, Goseley Estate Hartshorne

### Description:

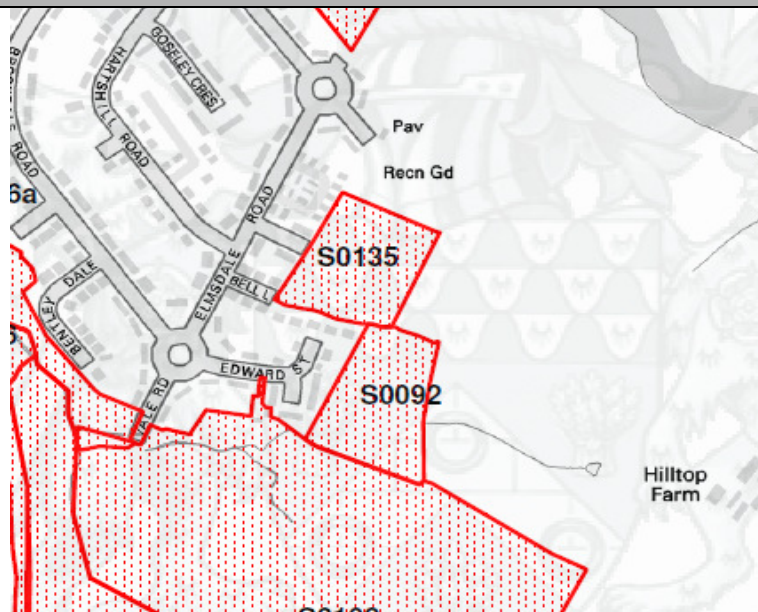
The site lies to the east of Bell Lane and is contiguous to the built settlement of Woodville. Swadlincote town centre is approximately 2.5km away to the west. Burton upon Trent town centre is 10km to the north west.

The site comprises agricultural land and is 1.28ha in size. The site is currently in single ownership and currently there is no developer interest in the site.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of SD026 Woodville disused railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute toward 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 home subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision on site and within 1200m, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Woodville 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch, however is in excess of 1200m a primary school. There is no centre within Woodville, however the site is in excess of 1200m of a library service, post office, public house and convenience store.	
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?		- Impacts unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 within 400m of an hourly bus service. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is no footpath immediately adjacent to the site. The closest footpath is on Elmsdale Road.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development of this scale would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There is no footpath immediately adjacent to the site. The closest footpath is on Elmsdale Road. - There is no established off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect in respect of encouraging growth in the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </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 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is within 400m of an hourly bus service. The site is located within 800m of a sports pitch and in excess of 1200m of a primary school. There is no centre within Woodville, however the site is in excess of 1200m of a convenience store, public house, post offices and library.</li> <li>The site is located 2.3km from Granville Sports College.</li> <li>Site lies within 2km of the nearest major employment site, at Woodville.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfields Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by existing development and hedgerows to the north and west, hedgerows to the east and is open 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

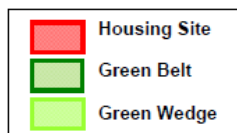
## Site 135: S0092. Site off Edward Street, Hartshorne

### Description:

The site lies to the east of Edward Street and is contiguous to the built settlement of Woodville. Swadlincote town centre is approximately 2.5km away to the west. Burton upon Trent town centre is 10km to the north west.

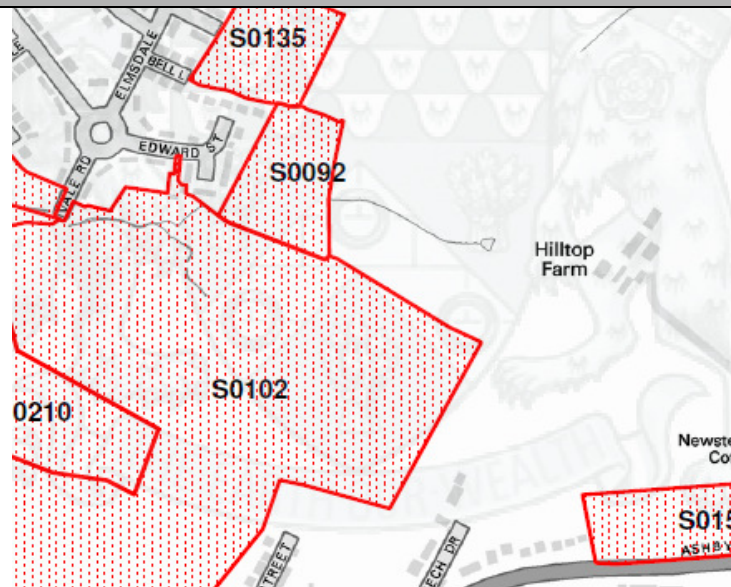
The site of 1.3ha comprises agricultural land. The site is in single ownership and currently there is no developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of County Wildlife Site of SD026 Woodville Disused Railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- 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 on site and within 1200m of the site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Woodville 1.5km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch; however is in excess of 1200m of a primary school. There is no village centre within Woodville, however the site is in excess of 1200m of a library, convenience store, post office and pub.	
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 Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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?		- Site is located within 800m of an hourly bus service - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is no metalled footpath immediately adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the highways network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is located within 800m of an hourly bus service - There is no metalled footpath immediately adjacent to the site which could connect the site to the surrounding area. - There is no established cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - Super Fast broadband available. - Access to the site is constrained due to the 5 metre entrance to the field and access being required through another SHLAA site.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect on respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the service.</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 increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site is likely to be grade 4 poor agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1</li> <li>There is no indication of surface water flooding on the majority of the site, however part of the site is less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of an hourly bus service. There is no centre within Woodville, however the site is located within 800m of a sports pitch, however is in excess of 1200m of a primary school, a library, convenience store, post office and pub.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 of any listed buildings</li> <li>No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within the Leicestershire and Coalfield Landscape Character Assessment.</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 exiting development to the west and hedgerows to the north, east and south.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</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

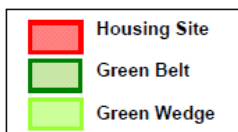
## Site 134: S0058. Land adjacent Broomy Farm, Woodville Road, Hartshorne

### Description:

The site lies between Woodville Road and Broomy Farm, Woodville. Swadlincote town centre is 2.5km away to the south west. Burton upon Trent town centre is 10km to the north west.

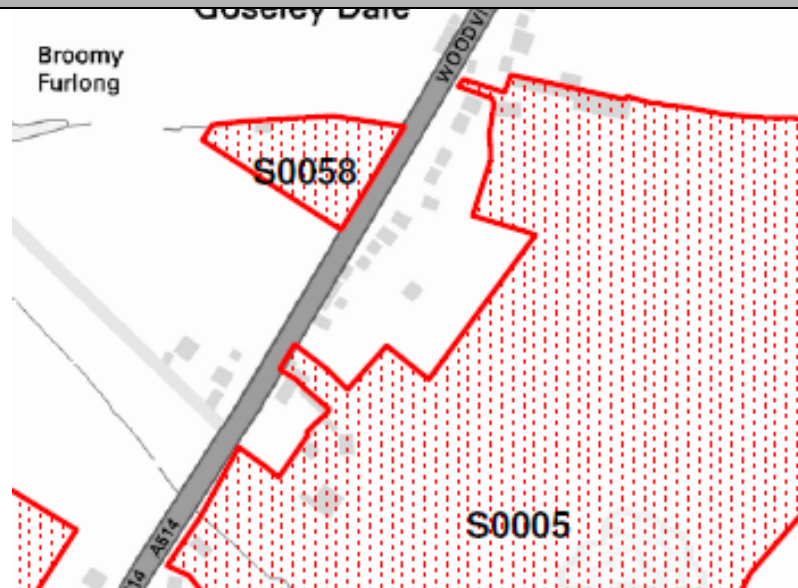
The site comprises a paddock in good condition together with farm buildings and is 0.7ha in size. The site is in single ownership and there is a medium level of developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- 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 700m of Woodville Disused Railway.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Sites would make an uncertain contribution towards the delivery of affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the size of the site, the site would make an uncertain contribution towards the delivery of affordable house, however due to local plan requirements the site will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site, including through 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 make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within 1.5km of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of a sports pitch and within 1200m of a primary school within Hartshorne (however is in excess of 1200m of a primary school within Woodville. There is no centre within Woodville or Hartshorne, the site is in excess of 1200m of post office, a convenience store and library, however the site is within 800m of a public house within Hartshorne.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292. - Hartshorne C of E Primary School is nearing capacity with 101 pupils attending the school with a capacity of 112 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 an uncertain contribution towards the delivery of affordable housing, due to the size of the site. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 800m of an hourly bus service. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is a metalled footpath adjacent to the site on Woodville Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sport provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on the operation of the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 800m of an hourly bus service. - There is a metalled footpath adjacent to the site on Woodville Road which could connect the site to the surrounding area. - There is no off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect in respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is greenfield and therefore will not regenerate the 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 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </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/or Grade4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>The northern boundary of the site is less susceptible to surface water flooding and a small area on the north east boundary has an intermediate susceptibility to surface water flooding. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 800m of an hourly bus service. Site is within 1200m of a sports pitch and within 1200m of a primary school within Hartshorne (however is in excess of 1200m of a primary school within Woodville. There is no centre within Woodville or Hartshorne, the site is in excess of 1200m of post office, a convenience store and library, and however the site is within 800m of a public house within Hartshorne.</li> <li>Granville Sports Colleague is located 2.3km from the site.</li> <li>The nearest major employment site lies within 2km at Woodville.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by Woodville Road and trees to the south, trees and hedgerows to the north east</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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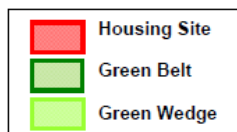
## Site 133: S0016. Land between High Street and Hartshorne Road, Woodville

### Description:

The site lies adjacent to the built up area of Woodville. Swadlincote town centre is 2km away to the west. Burton upon Trent town centre is 10km to the north west.

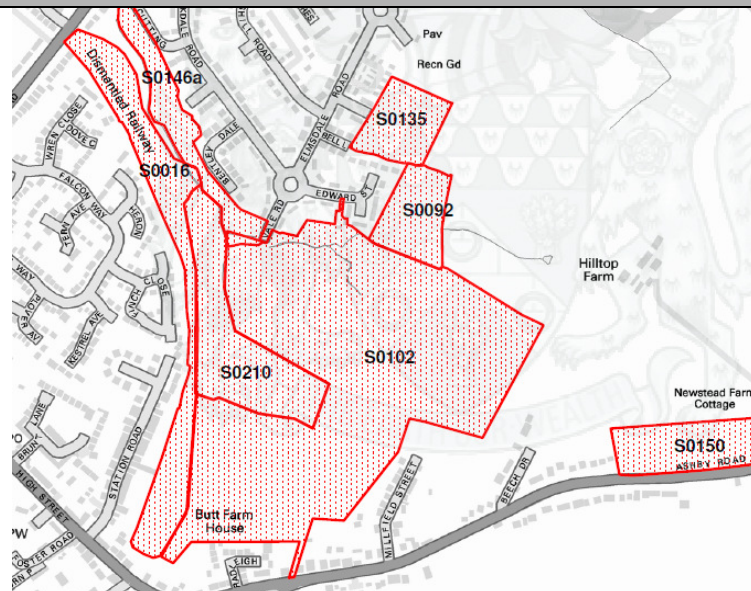
The site comprises vacant land, heavily planted with a footpath across the site. The site is 3.36ha in size. The site is in single ownership and there is a high level of developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Green	- 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?	Red	- The site is covered by County Wildlife Site SD026 Woodville disused railway.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Green	- No master plan of the site has been submitted however the SHLAA suggestion forms states that land can be allocated on the site for tree planting. - 20% of the site would need to be passed over to tree planning and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Orange	- The SHLAA suggestion form suggests that the site could deliver affordable housing. Any given local plan requirements, development would be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/or disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site, including through 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 would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Woodville, 0.8km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of a primary school and recreation ground. There is no centre within Woodville, however the site is located within 800m of a convenience store, library, public house, however is within 1200m of a post office.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville Sports College which has some spare capacity. - Woodville C of E Primary School is nearing capacity with 283 pupils attending the school with a capacity of 292.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 few affordable housing, the SHLAA suggestion form states that affordable housing could be provided on site. And the SHLAA prepared by the Authority Indicated that the site could be viable for housing development. However the impact of the heavy planting, stream and gradient on viability would need further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - There are some local facilities nearby (including a primary school, doctors, convenience store, post office, public house, library) - There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network, although it could have a detrimental impact on congestion at the A511/A514 Clock roundabout 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?		- The site is located within 400m of an hourly bus service. - There is a metalled footpath adjacent to the site on Hartshorne road, which would connect the site to the surrounding area - There is no established cycle route adjacent to this site, although its development could assist in the delivery of a proposed greenway.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements. - There are no known requirements for additional water supply or electricity network improvements in this area. - Super Fast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote Urban Area is unlikely to have any tangible effect in respect of encouraging growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or serviced within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is greenfield and will not regenerate the existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- 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. - Add data on minerals safeguarding issues on receipt	
	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 water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </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, although had previously had a railway track running through the site.</li> <li>- Site is likely to be grade 4 poor quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- Within the south of the site lies an area of less and intermediate susceptibility of surface water flooding and a small area of more susceptibility of surface water flooding and a small area less susceptible to surface water flooding within the north west boundary of the site</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located within 400m of an hourly bus service. The site is located within 800m of a convenience store, a library, public house and 1200m of a primary school, sport pitch and post office.</li> <li>- The site is located 1.6km from Granville Sports Colleague.</li> <li>- Site lies within 2km of the nearest major employment area.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 are located within the site, however HERS2810, 28135 and 28121 are adjacent to the site.</li> <li>- Unknown potential for 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 National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- Site is covered by TPO 207.</li> <li>- The site contains pylons and has steep banks.</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, west and south and by trees and hedgerows to the east.</li> <li>- TPO 207 covers the site.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site 49: S0005: Goseley Estate Extension, Woodville

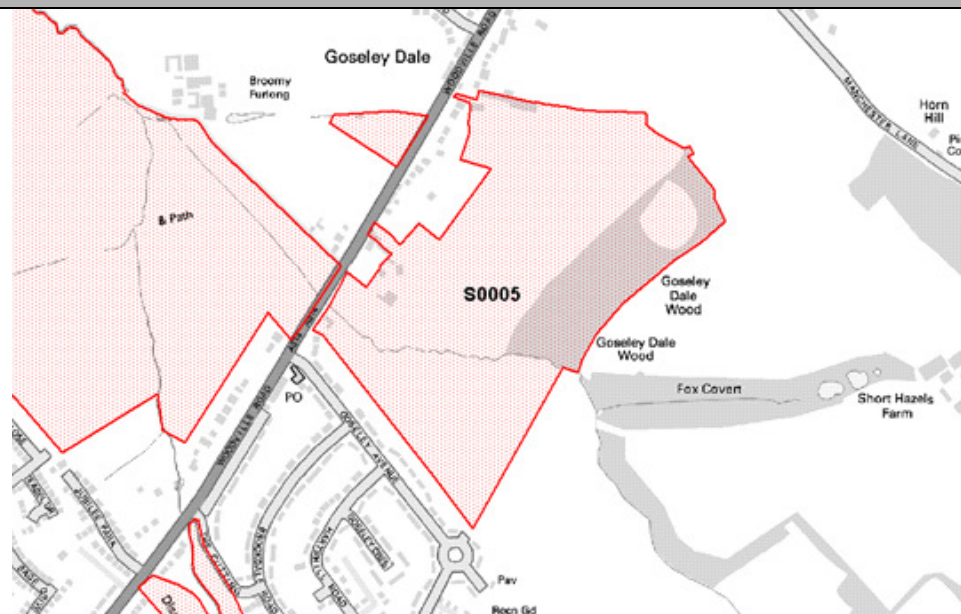
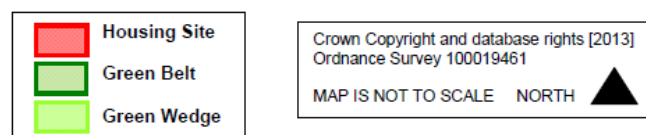
### Description:

The site lies adjacent to Woodville and the Goseley Estate. Swadlincote town centre lies 2.4 km to the south west of the site.

The site comprises agricultural fields, which are interspersed by trees and hedgerows along the field boundaries. The southern boundary of the site is bordered by residential development, and there are a number of buildings within the site along the eastern boundary. Woodville Road borders the site to the west.

The site extends 20ha and is in multiple ownership. There is thought to be a low level of developer interest in the site.

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The site is located around 350m to the north of Woodville Railway Cutting County Wildlife Site (SD026) and is unlikely to affect this site. A former site (Hartshorne Meadow SD093), which is located on the Southern Boundary of the site, has been removed from the wildlife site register	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. However 20% of the site would need to be passed over to tree planting and landscaping given the National Forest Location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable home subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide new open and recreational space on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 1500m of local centre and 1000m 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		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- Ensure that development reflects policy BNE1 and INF2
	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 secondary schools, is Granville (1km) which has some capacity to accommodate growth - There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear.	- 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 would have no effect against this objective	
To promote social 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 proposed by the Authority indicates that the site could be viable for housing development. However the viability impact of the heavy planting, gradient, public sewer and overhead power lines would need further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site adjoins the existing Goseley Estate to the urban area of Swadlincote. The nearest local centre is Woodville within 1500m of the site. Hourly bus service within 400m of the site. - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1.5km) - Secondary school provision Granville (1.5km)	- 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 support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Impact unknown, development could have an impact on traffic congestion around Clock Island..	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a hourly bus service between Swadlincote and Derby serving this area, - There is limited potential for off road cycling provision in this area.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area - Superfast broadband will be delivered commercially in this area by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 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?		- Site would be unlikely to deliver additional shops or services within the site.	- Ensure good connectivity to Woodville Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- 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?		<p>It is unclear whether water quality benefits will be delivered due to the lack of detailed about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with 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>- Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not 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>- Site is located within flood zone 1</li> <li>- Within the north of the site lies an area less susceptible to surface water flooding and less, intermediate and more susceptible to surface water flooding within the south of the site. However there is no indication of surface water flooding within the majority of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is well related to an hourly bus service (bus stops within 400m), local centre within 1500m and employment land (site 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- HERS site 20236 located within development area</li> <li>- Potential for below ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural ad 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 productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site</li> <li>- The site is well connected to the urban area of Woodville, however it is not contained by urban form, and development would expand into the open countryside and have the effect of closing the gap between Hartshorne and Woodville.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The eastern part of the site comprises of scrub and could help screen the site from views to the east.</li> <li>- There is also an extensive are of immature woodland and scrub close to the southern edge of the site</li> <li>- Given the extent of scrub and woodland on site much of this could be lost through site development.</li> </ul>	

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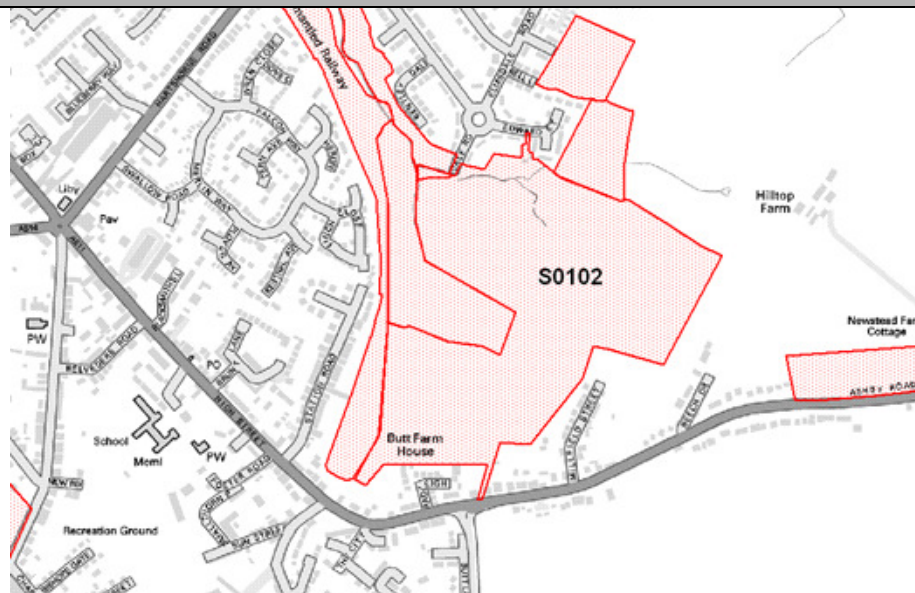
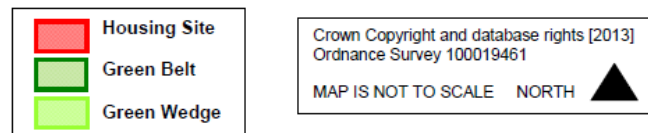
## Site xx: S0102: Butt Farm, Woodville

### Description:

The Butt Farm site lies adjacent to the urban area of Woodville. Woodville shopping facilities are less than 0.8 km away on High Street. Swadlincote town centre is 2.6 km away and Burton town centre is 10.1 km to the west. The A511 (Ashby Road) which runs to the south of the site leads to the A42 at Ashby, and towards Swadlincote in the other direction.

The site comprises of agricultural fields interspersed with hedgerows and trees along its boundaries and extends some 16.1ha. There are telegraph poles that lie across the site. There is residential development around the majority of the site boundaries, though not to the north east which is bordered by open countryside. The site is in single ownership and there is a high level of developer interest in this site.

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is adjacent to Woodville Railway Cutting County Wildlife Site (SD026), and a small area of this site is located within the site boundary.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site. <b>Based on incomplete data. Will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. 20% of the sites would need to be passed over to tree planning and landscaping give the National Forest location.	
	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 could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or 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	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide new open and recreational facilities on site, including through National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- Site is located within 800m of local centre and 800m of a primary school (although this is unlikely to be able to accommodate growth) and 1000m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact of accident numbers is unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary schools, is Granville (1km) which has some capacity to accommodate growth. - There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear (this school is around 1.8km from the site)	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of people.	
To promote social 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 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 adjoins the existing Goseley Estate and the urban area of Swadlincote. The nearest local centre is Woodville within 800m of the site. Bus stops are located just outside the site on the A514 and A511 within 400m of the site. - There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 800m) - Secondary school provision Granville (1.0km) - There are employment opportunities within 2km of the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Impact unknown, although it is likely that there would be an impact on traffic congestion at the A511/A514 Clock roundabout 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 an hourly bus service between Swadlincote and Derby and between Burton and Coalville. There are no established off road cycle routes in this location, although development of the site could assist in the delivery of such a link.	
	Will it make the best use of other infrastructure?		- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements - There are no known requirements for additional water supply or electricity network improvements in this area. - Superfast broadband to be delivered commercially in this area by 2016.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 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?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- 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?		<p>It is unclear whether water quality benefits will be delivered due to the lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</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>- Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not 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>- Site lies within flood zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding however there is an area of less and intermediate susceptibility to surface water flooding (within the north of the site).</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is well related to an hourly bus service (bus stops within 400m), local centre within 800m and employment land (site 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Multiple HERS records within site including HERS 28129, 28121, 28111, 28120, 28110.</li> <li>- There is potential for below ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural ad 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 productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Development in this location would be visible from higher ground to the north, due to local landform</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- There are a number of well-established hedgerows or tree belts on the eastern edge of the site, which could help tie new development into the wider landscape.</li> <li>- Development could negatively impact local landform which may not be amenable to development. There are topographical constraints as the site slopes down towards Vale Road and steeply up towards the A511.</li> </ul>	

Version 1a

# **DERBY URBAN AREA**

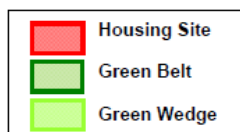
## Site XX: S0206: Land north of Witton Court, Stenson Fields

### Description:

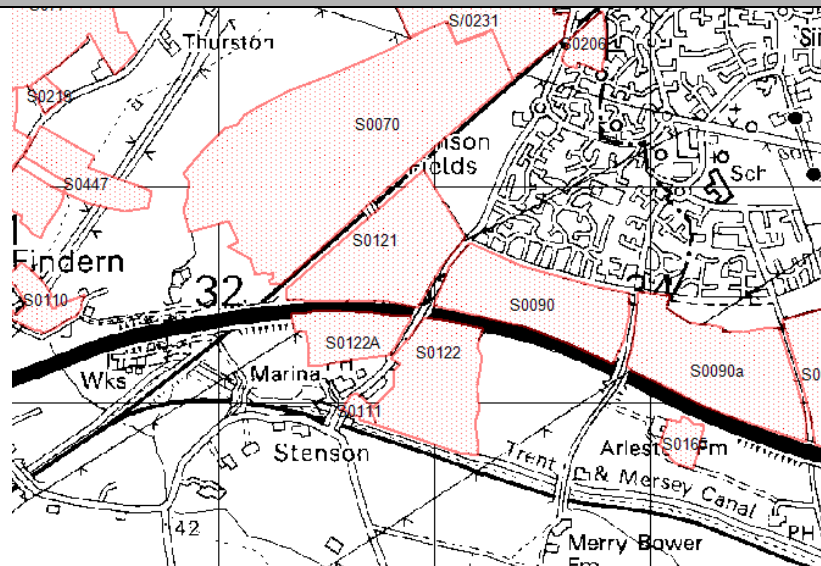
The site is located within the north of the District, 7.5km from Derby City Centre and 17.1km from Swadlincote Town Centre.

The site comprises grassland and an existing building to the north of the site. It extends some 3.55ha and is in single ownership. There is medium develop 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?		- Site is not located within 1km of a statutory wildlife 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 700m of DE041 Sinfin Moor Lane Meadows.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held the developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- 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 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 may make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on site and within 1200m. However, development of the site would lead to the loss of amenity greenspace.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. - Development could make contribution towards the expansion of healthcare facilities within the local area. The nearest GP is located in Sinfin 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch, a primary school and within 800m of a local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to accommodate some secondary age pupils from this area. - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is reasonably close to capacity. - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary, both of which are over-capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 given the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 400m of an hourly bus service. - The site is located within 800m of a local centre. - There is a metalled footpath adjacent to the site which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could sustain existing services. - No information regarding sit 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 development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service. - There are no off-road cycle routes adjacent to the site, although the Derby Local plan proposes links nearby.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with sites the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. - Superfast broadband likely to be delivered commercially in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help 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 almost entirely greenfield, however there may be limited potential from to use materials during the construction phase from the existing development 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.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is limited potential to reuse waste onsite. - The use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- 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.	

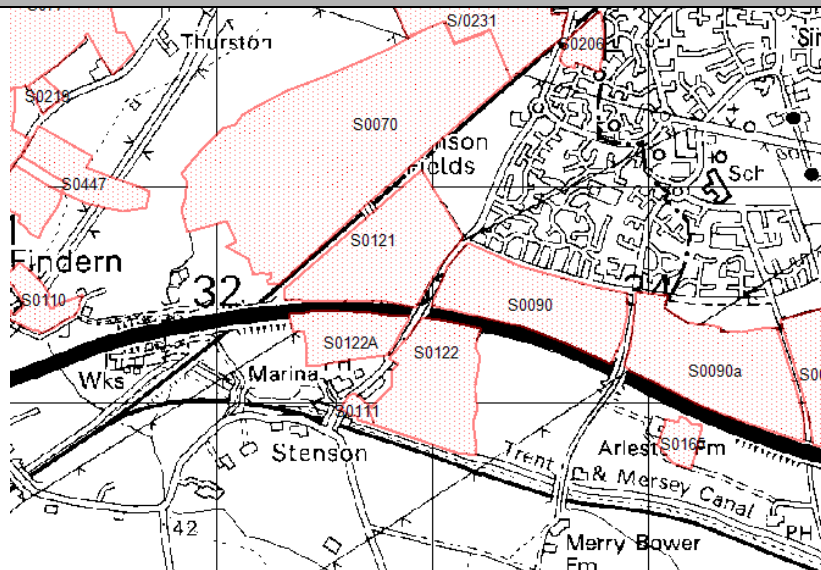
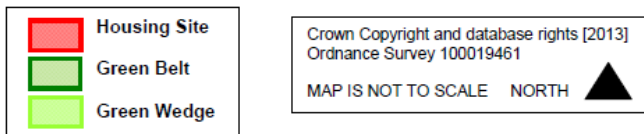
To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Depending on scale, may have limited potential to facilitate improvements to the local combined sewer network and could reduce the frequency of overflows locally although this is unclear.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and 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, given the scale of development proposed through the Part 2 Local Plan and the distance of this site from the Inner Ring Road in Derby City (the closest AQMA).	
	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>- The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in 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>- Sites is mainly greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- 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 an area less susceptible to surface water flooding within the north of the site and to the south of the site there is an area of less and intermediate susceptibility to surface water flooding.</li> </ul>	- 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service, is within 800m of a primary school and within 800m of a local centre (including supermarket).</li> <li>- Site lies within 2km of the nearest major employment site.</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other strategic developments within and adjacent to Derby City.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area.</li> <li>- No HERS are located within the site</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact. 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?		- The site is predominantly greenfield. 3.40ha is greenfield and 0.15 is brownfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- Trees are located within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a railway line to the north west, existing development and hedgerows to the east, existing road to the west and existing development to the south.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential design and layout.</li> </ul>	

Version 1a

**Description:**

The site comprises greenfield land and extends some 3.29ha. The site is in single ownership and there is low developer interest.

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife 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	- Site is located within 200m of County Wildlife Site SD110 Arleston Canal and Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- Site is located within 250m of Sinfir Moor Rigs site. The A50 separates the site from the RIG site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
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.	<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?	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 arrange of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other development 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 unit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include on site open or recreation space provision. Open Space will also be contained within the Wragley Way allocation to the north of the site,	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Sinfen 1.8km from the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m from a sports pitch, local centre and primary school. - A primary School and local centre will be provided in the Wragley Way development to the north of the site, however the exact location of these facilities is currently unknown.	
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 site.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Sinfen Community School, Noel Baker Community School and Merrill College may be able to take come secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwell. - A new primary is proposed at Wragley Way. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term, jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the creation of an access would require further assessment. - This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is in excess of 800m from an hourly bus service and is in excess of 1200m of Sinfen Local Centre. - There is no footpath on Arleston Lane which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by 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 development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m from an hourly bus service. - There is no off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The combination of growth on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing, however it is unclear whether this site would connect to the foul sewer network in the City - 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is not previously developed and will not regenerate the existing 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 site developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there 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.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - The use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- 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 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 and proximity to the A50 (T) 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>- The proximity of the site to the A50 could lead to an increase in noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- Within the majority of the site there is no indication of surface water flooding within the majority of the site, There is a very small area within the north of the site less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located in excess of 1200m from a primary school and local centre. In addition the site is in excess of 800m of an hourly bus service.</li> <li>- The nearest employment site is within 3km.</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 or distributed energy network due to its proximity to other development in the City including Infinity Park</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 Trent and Mersey Canal Conservation Area</li> <li>- No HERS on site/</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could offer potential to improve access to the Trent &amp; Mersey Canal</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent and 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>- Trees and hedgerows to the north, hedgerows to the east, a road to the south and west.</li> <li>- Hedgerows are located within the site.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to lack of information held regarding site design and layout.</li> </ul>	

Version 1a

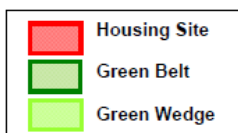
## Site XX: S0122a: Stenson Road, Derby

### Description:

The site is located within the north of the District 9.7km from Derby City Centre and 15.2km from Swadlincote Town Centre.

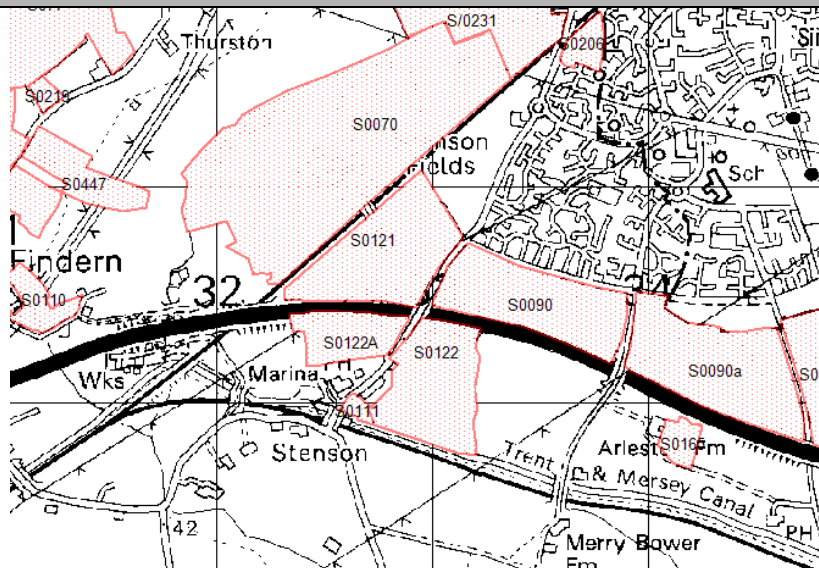
The site comprises agricultural land. It extends some 10.12ha and is in single ownership. There is high developer interest.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife 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)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 650m of SD155 Kirbys Triangle.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site <b>Based on incomplete data will need updating</b>	
	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	- Site is located 400m of Sinfin Moor Rigs site, however is separated from the site by the A50. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open space and leisure provision on site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too 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 in Sinfin 2.6km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a sports pitch. - Site is currently in excess of 1200m of primary school and local centre. However Wragley Way (Part 1 allocation) to the north of the site poses a primary school and local centre on site (location currently unknown).	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to take some secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwell. - A new primary is proposed at Wragley Way. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site located within 800m of an hourly bus service. - Site is in excess of 1200m from Sinfin 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?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development would be unlikely to improve public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- 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 within 800m of an hourly bus service. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The combination of growth on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing, however it is unclear whether this site would connect to the foul sewer network in the City - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes (part of the site)</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- 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>- The proximity of the site to the A50 could lead to an increase in 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>- Sites is greenfield and in agricultural use.</li> <li>- Site is likely to be grade 3 good to moderate quality agricultural land.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1</li> <li>- A small area of the site along the western boundary is less susceptible to surface water flooding, however within the majority of the site there is no indication of surface water flooding.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service; however is in excess of 1200m of a local centre and primary school. However a local centre (including supermarket) and primary school will be located within the Wragley Way strategic allocation to the north of the site (the exact locations for these services are currently unknown).</li> <li>- The nearest major employment site is within 4km.</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 of the site may affect the setting of nearby Grade II listed buildings and Trent and Mersey Canal Conservation Area.</li> <li>- No HERS are located within the site, however HERS27419 is adjacent to the west of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There may be potential for development to improve access to the RIGs which covers much of the Sinfin Moor Area and The Trent and Mersey Canal.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- TPO51 is located within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by the A50 to the north, hedgerows to the north, east, south and west of the site, There are hedgerows through part of the site.</li> <li>- TPO51 trees are located 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>	

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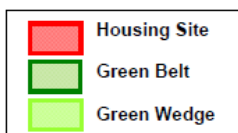
## Site XX: S0122: Stenson Road, Derby

### Description:

The site is located within the north of the District 9.7km from Derby City Centre and 15.2km from Swadlincote Town Centre.

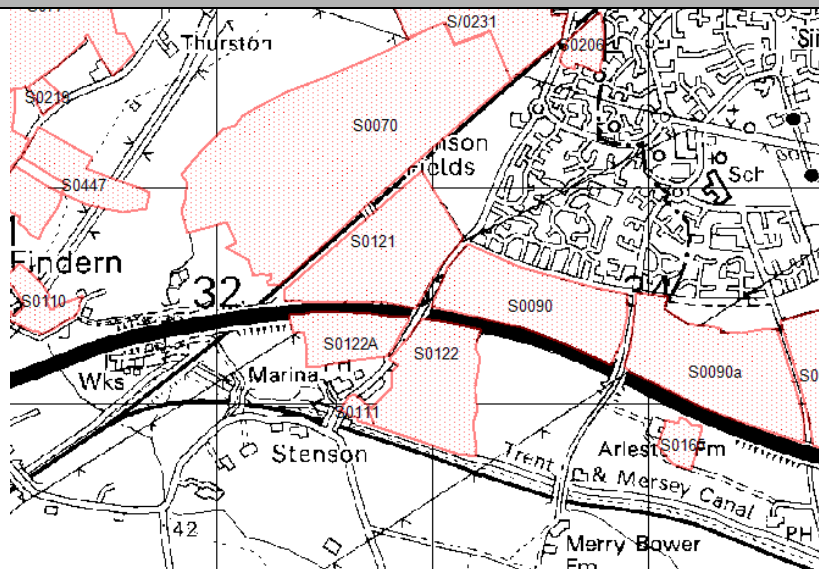
The site comprises agricultural land. It extends some 22.72ha and is in single ownership. There is high developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife 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)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD110 Arleston Canal and Pond	
	Could development affect protected species or BAP priority species?	No	- Site is located within 100m of a recording of a water vole. <b>Based on incomplete data will need updating</b>	
	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	- Site is located within 120m of Sinfin Moor Rigs site, however is separated from the site by the A50. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Sinfin 2.6km from the site.	
	Will it promote healthy lifestyles?		- Site is currently in excess of 1200m of primary school and local centre. However Wragley Way (Part 1 allocation) to the north of the site poses a primary school and local centre on site (location currently unknown). <i>(Review once more information on Wragley Way is known)</i>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to take come secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwell. - A new primary is proposed at Wragley Way. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs or improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site located within 800m of an hourly bus service. - Site is in excess of 1200m from Sinfin 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?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development would be unlikely to improve public transport provision but could help sustain existing services where these penetrate the Wragley Way scheme. - 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 development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 800m of an hourly bus service. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The combination of growth on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing, however it is unclear whether this site would connect to the foul sewer network in the City - Superfast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes (part of the site)</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 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>- The proximity of the site to the A50 could lead to an increase in 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>- Sites is greenfield and in agricultural use.</li> <li>- Site is likely to be grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- To the south of the site a small area is less susceptible to surface water flooding and to the north a small area has a less and intermediate susceptibility to surface water flooding. However there is no indication of surface water flooding within the majority of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service; however is in excess of 1200m of a local centre and primary school. However a local centre (including supermarket) and primary school will be located within the Wragley Way strategic allocation to the north of the site (the exact location for these services are currently unknown).</li> <li>- The nearest major employment site is within 4km.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 of the site may affect the setting of nearby Grade II listed buildings and Trent and Mersey Canal Conservation Area.</li> <li>- HERS2741 is located within the site, HERS16706 is located to the east of the site and HERS99002 is located to the south of the site and could be affected by development depending on its location and scale</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>- There may be potential for development to improve access to the RIGs which covers much of the Sinfin Moor Area and The Trent and Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by the A50 and hedgerows to the north, hedgerows to the east, trees, hedgerows and the canal to the south, a road and hedgerows to the west.</li> <li>- This land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

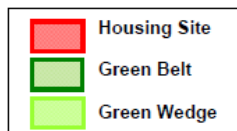
## Site XX: S0111: Land south east of Stenson Road

### Description:

The site is located within the north of the District, it is located within 8.9km from Derby City and 15km from Swadlincote.

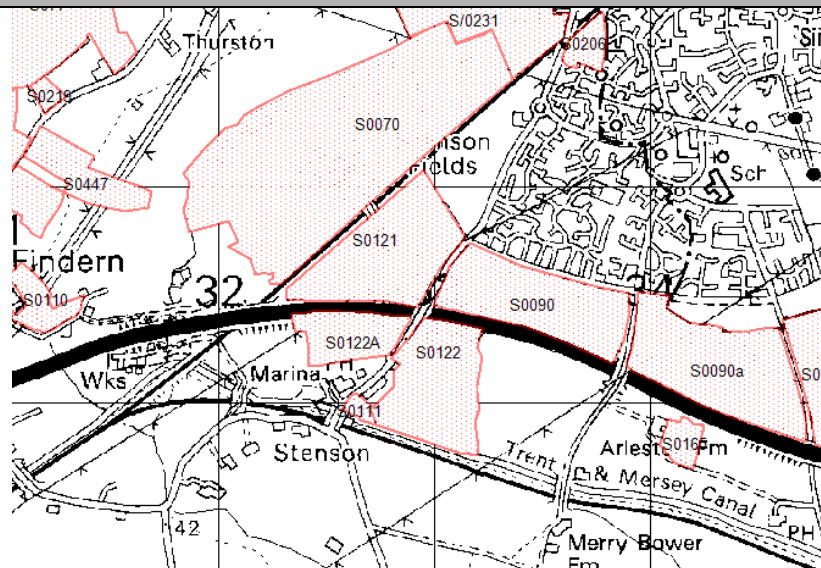
The site comprises car park and amenity space. The site extends some 1.2ha and is within single ownership. There is high developer interest.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife 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)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 800m of SD155 Kirbys Triangle	
	Could development affect protected species or BAP priority species?	No	- Site is located within 100m of a recording of a water vole. Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. Unclear if there is potential for any notable creation given scale of the site.	
	Will it protect sites of geological importance?	Yes	- Site is located within 750m of Sinfin Moor Rigs site, however is separated from the site by the A50. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include limited on site open and recreation space provision and may be located within 1200m of open space within the Wragley Way strategic housing allocation.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Sinfin 2.8km from the site.	
	Will it promote healthy lifestyles?		- Site is currently in excess of 1200m of primary school, a sports pitch and local centre. However Wragley Way (Part 1 allocation) to the north of the site poses a primary school and local centre on site (location currently unknown).	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Sinfin Community School, Noel Baker Community School and Merrill College may be able to take come secondary age pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwell. - A new primary is proposed at Wragley Way. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs or improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is in excess of 800m of an hourly bus service - Site is in excess of 1200m from Sinfin 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?		- Development could make some contribution toward the provision of education and healthcare. Development would be unlikely to improve public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the highways network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m of an hourly bus service. - There is no off road cycle route adjacent to this site	
	Will it make the best use of other infrastructure?		- The combination of growth on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing, however it is unclear whether this site would connect to the Foul Sewer network in the City - Superfast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site would be unlikely to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes	- 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. - 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 masterplan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations .	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is some potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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 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>- Sites is predominantly greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is a small area within the west of the site less susceptible to surface water flooding. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development on greenfield land would be required to conform to existing requirements to retain runoff rates at greenfield field levels. Redevelopment of brownfield land would normally be expected to result in reduced runoff rates, although this will be dependent upon detailed design.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 800m of an hourly bus service and in excess of 1200m of a local centre and primary school. Although these facilities could be delivered on the proposed Wragley Way Site. (the exact location for these services are currently unknown).</li> <li>- Site is less than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City including Infinity Park</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 of the site may affect the setting of nearby Grade II listed buildings and Trent and Mersey Canal Conservation Area.</li> <li>- No HERS are located on site, however HERS99002 is located to the south of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- There may be potential for development to improve access to the Trent and Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. 0.45ha of the site is brownfield and 0.75ha is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- Trees are located within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by Stenson Road to the west, trees to the north, hedgerow to the east and trees and canal 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

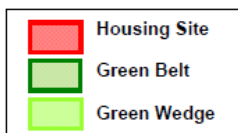
## Site XX: S0100 Lowes Lane (Sites West of Chellaston)

### Description:

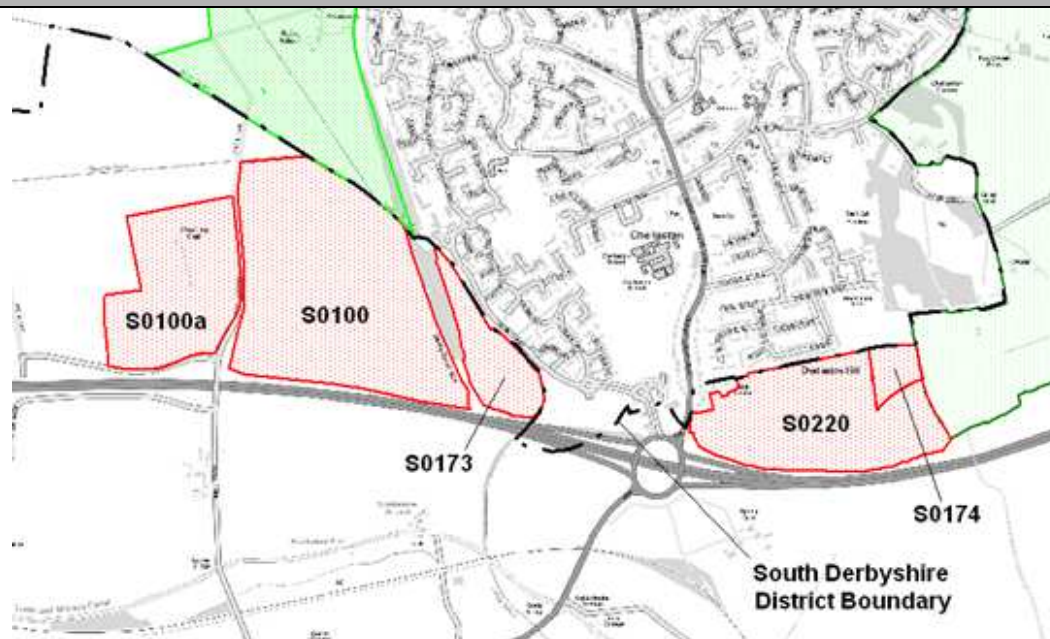
The site comprises agricultural land. It extends some 37.03ha and is currently in single ownership. There is high developer interest in the site.

The site lies to the south of the Allenton/Sinfin Green Wedge in Derby City. The east of the site contains a section of the protected alignment of the Derby/Sandiacre Canal. The site is to the immediate east of a smaller site (S0173) which has outline planning consent for around 150 homes.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site, nor could affect integrity of a Statutory Site	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is immediately adjacent to wildlife site SD134 (Derby Canal).	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site.	
	Will it protect sites of geological importance?	No	- Site is located on Sinfin Moor RIGs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
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 may deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Potential for development to include open space provision on the western part of the site and to make proposed landscaping public access	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Chellaston around 1500m from the site.	
	Will it promote healthy lifestyles?		- Sports pitches and local centre could potentially be provided on site, although this is unlikely to be as part of a non-strategic site. Sports pitch is South Derbyshire located 900m to the south. - An existing local centre is less than 400m from the eastern edge of the site - Schools provision within 800m of the site, although may be potential to accommodate new primary and potentially secondary school on site	
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	- Ensure that development reflects policy BNE1 and INF2
	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?		- Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - A new secondary school is proposed for the DUA, it may be possible to locate it in this area	- 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 would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- This site would ensure affordable housing delivery close to an area with higher than average house prices within the city.	- 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 well related to existing services which could be accessible by foot and cycle following completion of the T12 link road - This area is currently is well served by public transport and bus stops are located within 400m of the eastern edge of the site - Local centre within 400m of the site	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Potential for new informal open space and/or sports provision.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There are currently 2 buses an hour along Rowallen Way, within 400 of the site boundary, (depending on access arrangements). - National Cycle Route 6 runs along the eastern boundary.	
	Will it make the best use of other infrastructure?		- Development on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. - Superfast broadband likely to be delivered commercially in this area	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is predominantly greenfield and will not help regenerate existing built up areas, but could reinforce local design and character depending on the detailed design of homes	- 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 almost entirely greenfield although there is notable potential reuse secondary aggregates or other materials on site during construction phase owing to the significant amount of bunding material around the existing shooting club - 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.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1, 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 waste onsite The use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- 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>- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally.</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 could lead to an overall decrease in noise pollution or a reduction in noise complaints owing to the loss of the shooting club on site</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use,</li> <li>- Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However there are pockets of land within the site which are grade 2. These cover around 10-15% (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>- Sites are located outside of areas at fluvial flood risk (aside from a small area adjacent to the Cuttle Brook and Trent Mersey Canal) and is unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS.</li> <li>- 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located less than 400m from an existing local centre to the east of the site. Public transport is located within 400-800m of most the site along Rowallan Way, depending on access arrangements. Primary school is within 800m. The nearest large scale employment area (Wilmore Road) is located in excess of 5km from site, although this will be within 2km following completion of the funded link road identified as T12 in the Derby Local Plan.</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 or distributed energy network due to its proximity to other development in the City including Infinity Park</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 land lies partially within Sinfin Moor RIGS and has potential for Palaeolithic evidence and very close to the barrow cemetery of Swarkestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology (HERS 27031)</li> <li>- There is high potential for prehistoric archaeology in this area</li> <li>- May be potential for this development to affect the reinstatement of the Trent &amp; Mersey Canal, especially where roads cross the historical canal basin.</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 Trent &amp; Mersey Canal</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Existing landscape elements are limited although field margins are usually defined by hedgerows and trees</li> <li>- Opportunity exists to significantly increase strategic landscape buffer along the proposed T12 link road and A50 (as set out in master plan) to the south and create new ponds and other landscape features</li> </ul>	

Version 1a

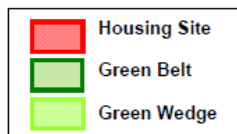
## Site 18: S0070 Stenson Road (West of Railway), Stenson Fields

### Description:

The site (S0070) lies on the southern side of the city and is dislocated from the southern part of the City by site S0231. The site comprises of arable agricultural land, which is interspersed with trees and hedgerows. The site is not located within the Green Belt, or immediately adjacent to a Green Wedge in Derby City.

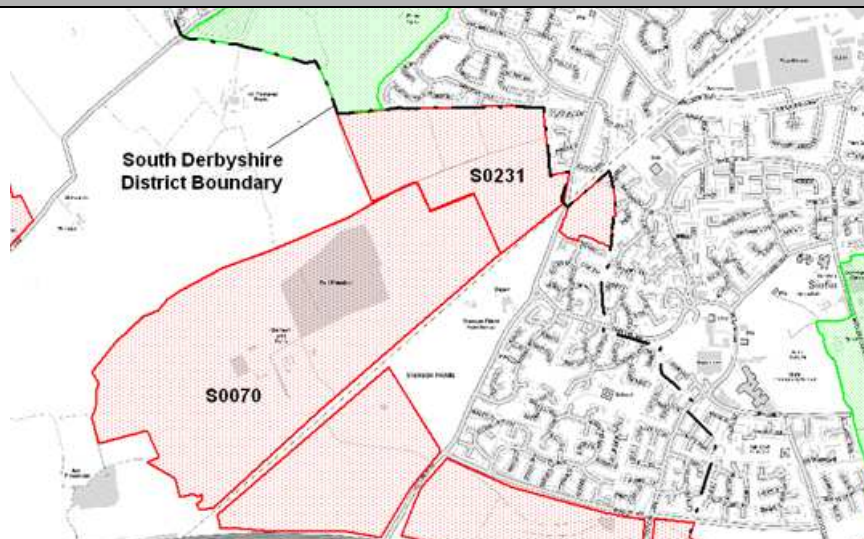
The Derby to Birmingham railway line forms the eastern boundary of the site and separates the site from the residential community of Stenson Fields. The site to the east of the railway has planning permission for up to 500 dwellings as part of the conjoined inquiry (9/2007/0020).

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory wildlife site, or could affect integrity of a Statutory Site.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	No	- Hell Meadow Wood (SD157), a non-statutory County Wildlife Site is located within site S0070. This is secondary woodland, which has developed on a ridge and furrow site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site, although no information or site master plan has been submitted by the developer to inform an appraisal. - A number of trees are protected in the southern part of the site.	
	Will it protect sites of geological importance?	Yes	- No RIGS site within 1km.	
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 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City, in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is 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 include 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?		- Could help fund improvements to local medical facilities, although the nearest health centre is around 2.0km (depending on access) from site S0070.	
	Will it promote healthy lifestyles?		- The closest primary school, local centre and sports pitches are located in excess of 1500m from the site.	
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.	- Ensure that development reflects policy BNE1 and INF2
	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?		- Sinfon Community School, Noel Baker Community School and Merrill College may be able to accommodate some secondary age pupils from this area. - The nearest secondary school within South Derbyshire is John Port School, Etwell. This school is close to capacity but may have potential to expand - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary, both of which are over-capacity.	- 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 would have no effect against this objective.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- This site would ensure affordable housing delivery close to one of the most deprived wards in the city.	- 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 poorly related to existing services by foot within Sinfon Local centre, located 1500m to the west. - Depending on access and development to the north, the site could be within 400-800m of the nearest bus stops, with access to a four times hourly bus service.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Little is known about development proposals for the site; development of the site may help protect existing local services and facilities, although any support would be limited given the scale of sites proposed through the Part 2 Local Plan,	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 likely that development of this site in addition to the proposed strategic allocations in the Draft Local Plan could lead to highway congestion without additional mitigation measures.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There are currently 4 buses an hour along Stenson Road accessible from between 400-800m. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development on the southern edge of Derby will lead to a requirement for major strategic capacity improvements to the foul sewer network. Without this, the existing network will become overloaded and could lead to increased incidents of sewer overflows. - Superfast broadband coverage 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?		- Possibility of supporting the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have fewer 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Retail vacancy rates in Sinfyn District Centre are currently around 20%. This is significantly higher than other local centres. New development in this location could provide limited support and increase the vitality of the centre, by increasing the number of local residents who could use the centre. Although the nature of the site may mean homes are located a significant distance from the local centre.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The site is almost entirely greenfield and there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space that is beyond the standard requirements to accommodate all of the necessary recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques, beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	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 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>- Depending on scale, may have limited potential to facilitate improvements to the local combined sewer network and could reduce the frequency of overflows locally although this is unclear.</li> <li>- Nitrate Vulnerable Zone = Surface water only.</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality?		- Development is unlikely to have any notable air quality impacts in this area, given the scale of development proposed through the Part 2 Local Plan and the distance of this site from the Inner Ring Road in Derby City (the closest AQMA).	
	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>- The proximity of the site to the Derby to Birmingham Railway line could lead to an increase in 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>- The site is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority, the land is Grade 3b and would not result in the loss of best and most versatile land.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The Hell Brook forms the northern boundary of the site and there is limited flooding around this watercourse, although given the scale of flooding and the size of the site it is likely development in areas of flood risk can be avoided.</li> <li>- There are no significant areas of pluvial flooding away from areas identified at risk around Hell Brook.</li> <li>- Sequential test could be passed subject to appropriate design and layout.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- Sinfen Local Centre is more than 1200m away. Public transport is located 400-800m away depending on site access. The nearest major employment area is within 3km.	- 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 or distributed energy network due to its proximity to other development in the City.	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No designated sites of cultural heritage importance such as listed buildings or conservation areas in this area.</li> <li>- There is remnant ridge and furrow in this area, including within the wildlife site.</li> <li>- HERS 27430 (ridge and furrow within site)</li> <li>- The potential for below ground archaeology within the site is unknown</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		- There is limited potential to improve access to cultural heritage features in this area, due to the lack of identified features.	- 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 greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity.</li> <li>- Development of the site could result in a long vertical development along the railway line, from the urban area into the open countryside.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- Existing landscape elements such as trees, hedgerows and Hell Meadow County Wildlife site and hedgerows could help integrate new development into the local landscape.</li> <li>- There is an outgrown hedgerow and a small water course (Hell Brook) located on the northern boundary of the site and railway line, which in places is screened by an existing tree belt.</li> <li>- It is uncertain whether landscape elements will be retained within development.</li> </ul>	

Version 1a

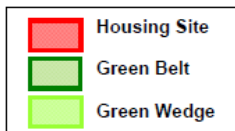
## Site XX: S100a Lowes Lane (Sites West of Chellaston)

### Description:

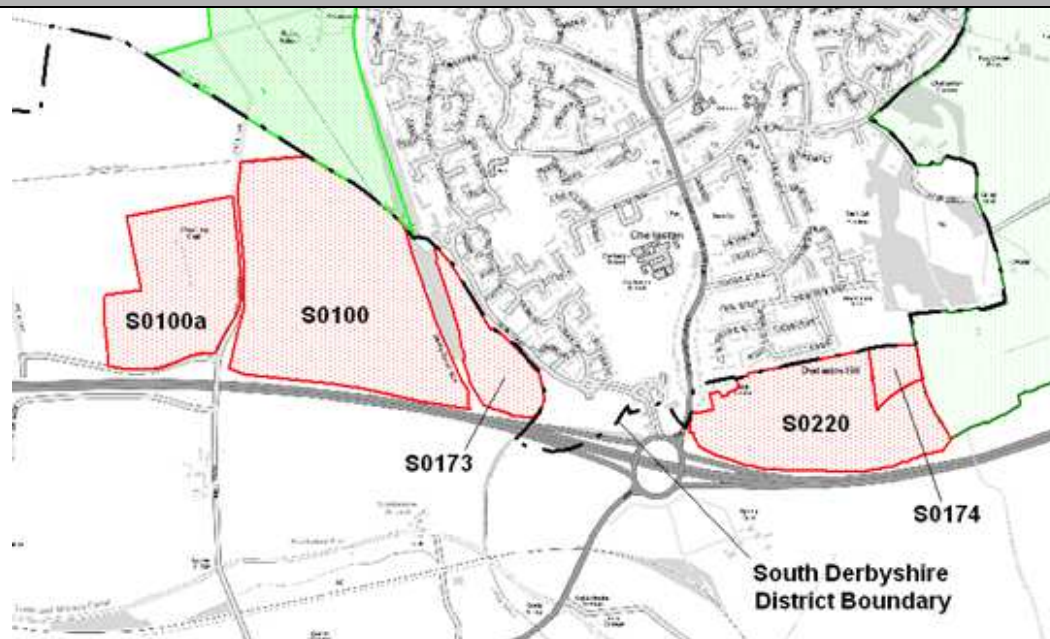
The site comprises agricultural land and contains a shooting club. It extends some 16.77ha and is currently in single ownership. There is high developer interest in the site.

The site lies to the south of the Allenton/Sinfin Green Wedge in Derby City.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory wildlife site, nor could affect integrity of a Statutory Site	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD134 (Derby Canal)	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain given the scale of the site.	
	Will it protect sites of geological importance?	No	- Site is located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
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 may deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to include on site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Chellaston 2.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m of Chellaston Primary School. - Existing local centre in Chellaston is less than 1.2km from the eastern edge of the site and could be served by a metalled footpath (the T12 route) currently under construction - Nearest sports pitch are located within 1200m in South Derbyshire and Derby City - There are no identified impacts from site development in respect of this issue	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Would be largely determined by design and layout of any site	- Ensure that development reflects policy BNE1 and INF2
	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?		- Chellaston Academy is full and could not accommodate pupils from this area - The nearest secondary school within South Derbyshire is John Port School, Etwall. This school is at capacity but there may be potential to expand. - Chellaston Primary School is at capacity with 483 pupils attending the school with a capacity of 480 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 would have no effect against this objective	
To promote social 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 the removal of the earth bind around the shooting club may need further assessment in viability terms. - The site close to an area with higher than average house prices within the city.	- 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 will be within 1200m and possibly within 800m of an hourly bus service following completion of T12 route, although the area is not currently well served by public transport (Review following T12 Completion) - Existing local centre in Chellaston is within 1.2km from the eastern edge of the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Potential for new informal open space and/or sports provision.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The development of this site in addition to those identified for strategic development in the Part 1 Local Plan could have a notable effect on congestion unless additional mitigation measures were proposed. However the potential for effects would be limited by the scale of proposed Part 2 Sites	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There are currently 2 buses an hour along Rowallen Way. Depending on access arrangements services could be either just within or just beyond 800m walking distance. - There is no cycle route adjacent to the site at present, although National Cycle Route 6 passes close by to the east. Furthermore, the South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites proposed in the Part1 Local Plan.	
	Will it make the best use of other infrastructure?		- Superfast broadband likely to be delivered commercially in this area - Development on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network, without which the existing network would be overloaded and could lead to increased incidence of sewer flooding.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This site is greenfield and will not help regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site almost mostly greenfield although there is notable potential reuse secondary aggregates or other materials on site during construction phase owing to the significant amount of bunding material around the existing shooting club - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is potential to reuse waste onsite (associated with material currently used in the large bunds surrounding the shooting club). - The use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by 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 occupation but this would be consistent with existing or proposed land uses in the vicinity of the site</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, given the scale of development proposed through the Part 2 Local Plan and the distance of this site from the Inner Ring Road in Derby City (the closest AQMA).</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development could lead to an overall decrease in noise pollution or a reduction in noise complaints owing to the loss of the shooting club on site</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 and in agricultural use.</li> <li>- Based on agricultural land classification maps the land is Grade 3, good to moderate.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1.</li> <li>- There site contains areas of less and intermediate susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located 1.2km from an existing local centre to the east of the site. Public transport is located close to 800m of the site along Rowallan Way. The nearest primary school is within 1km from the site. The nearest large scale employment area (Wilmore Road) is located in excess of 5km from site, although the new link road, identified as "T12" in the adopted Derby City Local Plan, will bring it within 3km.</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 or distributed energy network due to its proximity to other development in the City including Infinity Park</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 land lies partially within Sinfin Moor RIGS and has potential for Palaeolithic evidence and very close to the barrow cemetery of Swarkestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology (HERS 27031)</li> <li>- There is high potential for prehistoric archaeology in this area</li> <li>- May be potential for this development to affect the reinstatement of the Trent &amp; Mersey Canal, especially where roads cross the historical canal basin.</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 Trent &amp; Mersey Canal</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is mostly greenfield, although there is shooting club located on a small portion of the western 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>- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Existing landscape elements are limited although field margins are usually defined by hedgerows and trees</li> </ul>	

Version 1a

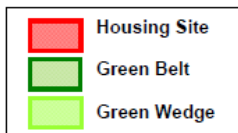
## Site xx: Land adjacent Fourway, Little Derby Hill, Burnaston

### Description:

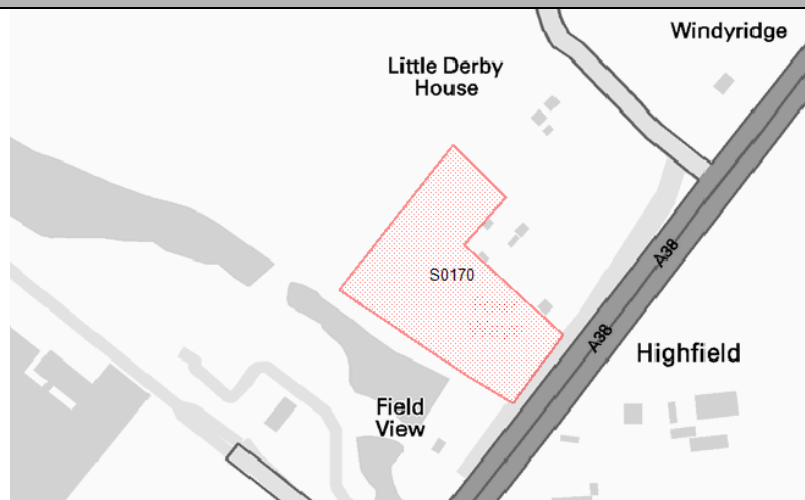
The site is located within the north west of the District and is located 9.9km from Derby City.

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

#### Key



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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. <b>Based on incomplete data will need updating</b>	
	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 is nearing capacity within 1957 pupil's attending the school which has 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 towards education provision. Development on this scale is unlikely to deliver improved public transport provision. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is not located within 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. - Super Fast broadband is likely to be in place in this area by 2017.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective.	
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. - Site is located in an area which may be suitable for commercially economic minerals extraction check against minerals safeguarding maps once received.	
	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>	- 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?		<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>	- 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 lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site,</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<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> <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> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact. 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, although there are agricultural buildings on the site.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <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>	

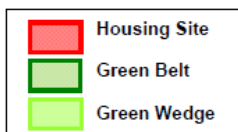
## Site xx: S0270: Land to the west of Rykneld Road, Littleover

### Description:

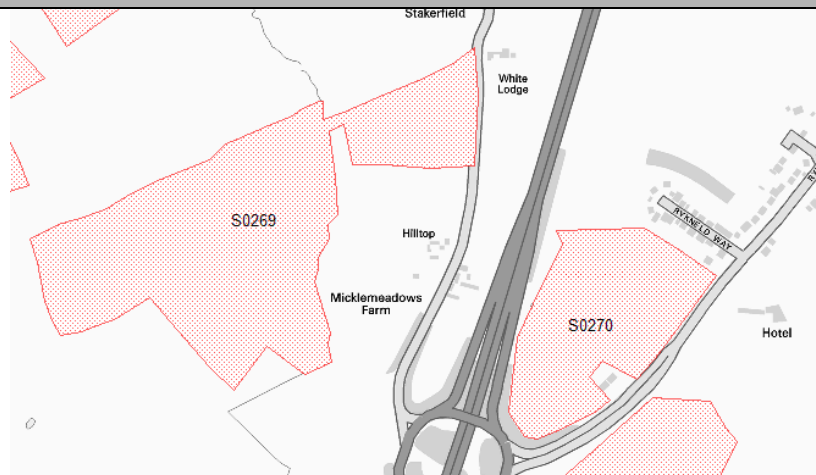
The site is located within the north of the District. It is located 8.9km from Derby City Centre and 16km from Swadlincote Town Centre.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1km of DE038 Rykneld Hospital Grounds.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include on site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Mickleover within 900mkm from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of a local centre, however is in excess of 1200m of a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Littleover Community School which is exceeding capacity with 1683 pupils attending the school with a capacity of 1342. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Littleover Local Centre is located within 1.2km of the site. - Site is within 400m of an hourly bus service - There is a metalled footpath adjacent to the site connecting the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development of this scale in this location (close to strategic levels of development in the DUA) would have an uncertain impact of the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?	TBC	- Site is within 400m of an hourly bus service. - Awaiting cycle path information for this site	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to fitter rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes .</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- May be limited potential for increased noise complaints due to the proximity of the site to the A38.</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 and is in agricultural use.</li> <li>- Land is classified as being good to moderate agricultural land or Grade 3.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within 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, intermediate and more susceptible to surface water flooding within the south of the site and area less susceptible within the north of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	TBC	<ul style="list-style-type: none"> <li>- Site is located within 1200m of a local centre and in excess of 1.2km from a primary school.</li> <li>- The site is within 400m of an hourly bus service.</li> <li>- The site is 2.2km from Littleover Community School.</li> <li>- <b>Employment</b></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 on site.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- HERS19908 is located adjacent to 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 predominantly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area 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 east west and south, and partly by existing development to the north and hedgerows.</li> <li>- There are existing hedgerows within the site.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site xx: S269

### Description:

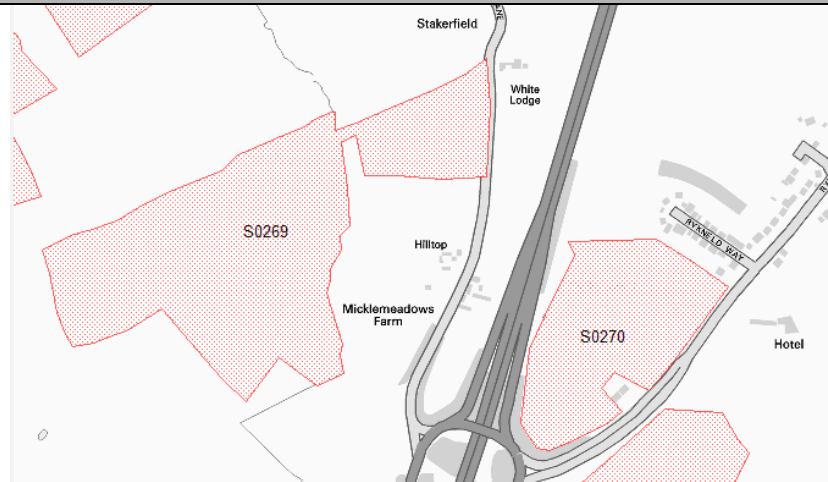
The site is located within the north of the District. It is located 9.6km from Derby City Centre and 16.1km from Swadlincote Town Centre.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km of DE038 Rykneld Hospital Grounds.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open and recreation space on site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Mickleover 1.9km from the site.	
	Will it promote healthy lifestyles?		- The site is in excess of 1200m of a Primary School, sports pitch and local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity 841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Existing Local Centre in excess of 1.2km from site - Site is in excess of 800m of an hourly bus service - There is no metalled footpath adjacent to the site, connecting the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m of an hourly bus service. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes .</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> </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 in agricultural use.</li> <li>- Land is classified as being good to moderate agricultural land or Grade 3.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1</li> <li>- There is no indication of surface water flooding within the majority of the site, however there is less and intermediate areas 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 with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is in excess of 1200m of a local centre and primary school.</li> <li>- The site is in excess of 800m of an hourly bus service and in excess of 1200m of a sports pitch.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 on site.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The majority of the site is located within the Needwood and South Derbyshire Claylands Landscape Character Area and part of the site is located within the Trent Valley Washlands Landscape Character Area.</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 and hedgerows to the north, hedgerows and trees to the east, hedgerows to the south and Staker Lane and hedgerows to the west.</li> <li>- Hedgerows are located within the site and a group of trees are located from north to south within part of the site.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

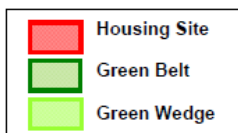
## Site xx: S0261: Land west of Lady Bank Road, Mickleover

### Description:

The site is located within the north west of the District. The site is located within 8.7km of Derby City Centre and 18.5km from Swadlincote Town Centre.

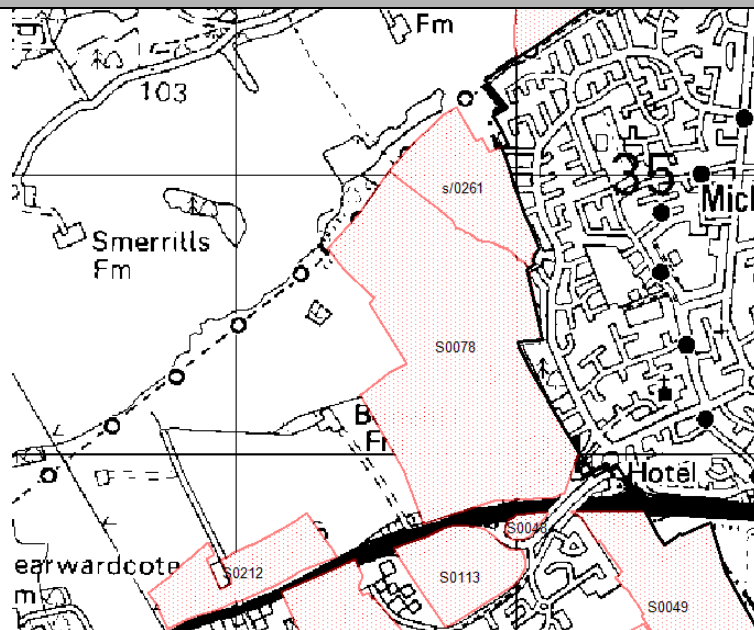
The site comprises agricultural land and one small plantation. It extends some 13.94h and is currently in single ownership. There is high developer interest.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Site is immediately adjacent to County Wildlife Site SD388 Mickleover Etwell Trail.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application indicates potential to deliver 252 homes on this site which will be of mixed tenure and type	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to include open and recreation space provision within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Mickleover 1.6km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1.2km of a primary school, however is in excess of 1200m of a local centre and a sports pitch, although would deliver facilities on site if allocated as a comprehensive scheme through the Part 1 Local Plan.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Unknown impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact of viability of the gradient of the site would require further assessment. - Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010). - Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Existing Local Centre in excess of 1.2km from site - Site is within 400m of an hourly bus service. - There is an metalled footpath adjacent to the site which could connect the site to the surrounding area. - There's a PROW through the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development would have a severe impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service - There is a metalled footpath adjacent to the site which could connect the site to the surrounding area. - The Mickleover to Hilton cycle route forms the northern edge of the site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - <b>Superfast Broadband</b>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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 occupation but this would be consistent with neighbouring land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels 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 and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding. However there are a few small low and intermediate susceptible areas within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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>- Site is located within 1200m of a primary school and within 400m of an hourly bus service. The site is in excess of 1200m of a local centre and sports pitch.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</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 or distributed energy network due to its proximity to other development in the City</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm</li> <li>- No HERS records within site area</li> <li>- Potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- The gradient of the site would need to be taken into account.</li> <li>- The site contains trees and hedgerows.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the east, trees and hedgerows to the north west and south.</li> <li>- Tree and hedgerows are located within the site.</li> <li>- The land parcel could contribute towards green infrastructure provisions.</li> <li>- Uncertain effect identified due to lack of information held regarding potential design and layout.</li> </ul>	

Version 1a

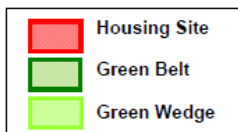
## Site xx: S0212 Pastures Hospital (west), Mickleover

### Description:

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

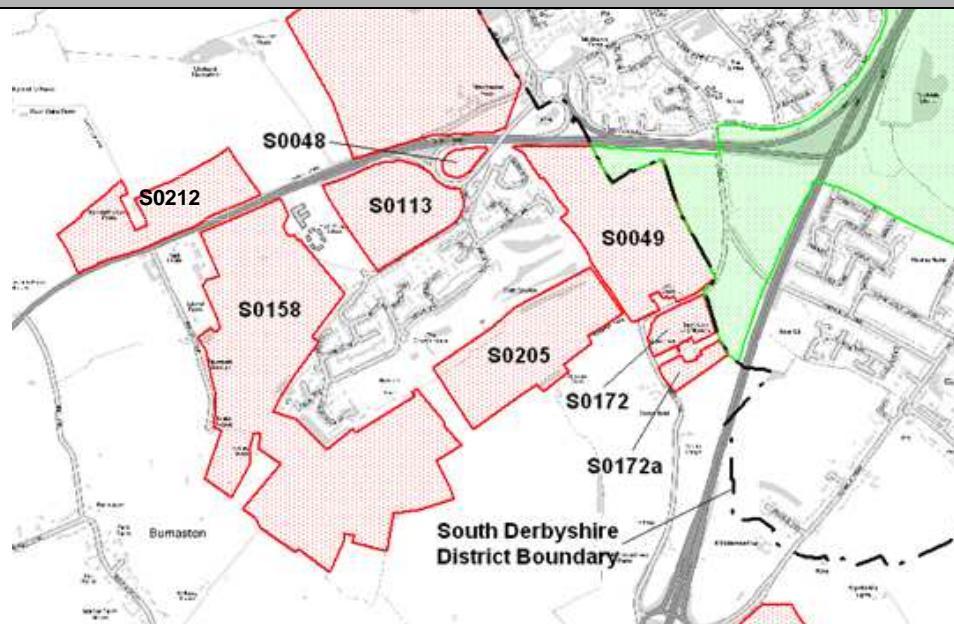
The site extends some 10.88ha and is currently used as agricultural land. The site is in single ownership and there is no developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for Nature Conservation (County Wildlife Site) is located within 1km of DE026 Ladybank Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would be likely to include on site provision for leisure and recreational open space.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 2.5km from nearest primary school. - Site is located within 2.5km of local centre. - The site is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Local Centre 2.5km from site - Bus stops on the A516, Merlin Way. The closest bus stops are located less than 400m from the boundary of the site.	Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of healthcare, Development on this scale is unlikely to deliver public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of a frequent bus service - There is no off road cycle route adjacent to the site although one passes close by to the north.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging 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?		<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>- May be limited potential for increased noise complaints from homes immediately adjacent to A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land.</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. There is however small areas of low susceptibility to the south and south west.</li> </ul>	- 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 400m of a better than hourly bus service.</li> <li>- Site located in excess of 2.5km from local primary school and local centre</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be unlikely to affect the setting of any listed buildings or conservation areas.</li> <li>- No HERS within site area</li> <li>- Potential for in ground archaeology in this area</li> <li>- Impacts could be development on the detailed design and layout of the scheme.</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- None identified	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within Neeedwood 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 contains a number of agricultural fields and contained by existing landscaping features such as trees and hedgerows. Etwall Road is located to the south of the site.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified use to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

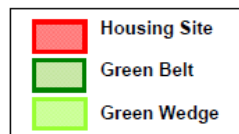
## Site xx: S0172a: Staker Flatt Farm, Staker Lane, Mickleover

### Description:

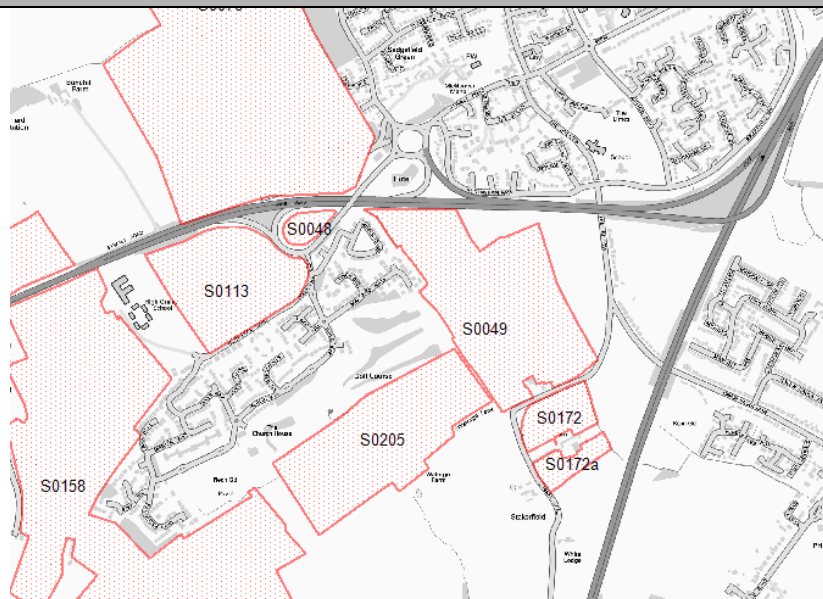
The site is located within the north of the District. It is located 9.1km from Derby City Centre and 15.6km from Swadlincote Town Centre.

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

### Key



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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 800m of DE038 Rykneld Hospital Grounds.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to include on site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Mickleover 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the nearest Primary School. The site however is in excess of 1200m of a sports pitch and local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity. 841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Existing Local Centre in excess of 1.2km from site - Site is in excess of 800m of an hourly bus service	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale is unlikely to have a significant impact of the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m of an hourly bus service. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby may need to be supported by major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finders rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes .</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging 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?		<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>- May be limited potential for increased noise complaints due to the proximity of the site to the A38.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land.</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, however the eastern boundary adjoins an area located within Flood Zone 3a + climate change.</li> <li>- There is no indication of surface water flooding within the majority of the site, however there are areas less susceptible to surface water flooding along the eastern boundary of the site.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located in excess of 1200m of a local centre and within 1200m of a primary school. The site is in excess of 800m of an hourly bus service.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- Potential for in ground archaeology in this area</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- None identified	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area 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		- Site is contained by existing development and hedgerows to the north, hedgerows and trees to the east, hedgerows to the south and Staker Lane and hedgerows to the west.	

Version 1a

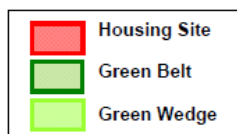
## Site xx: S0172: Staker Flatt Farm, Staker Lane, Mickleover

### Description:

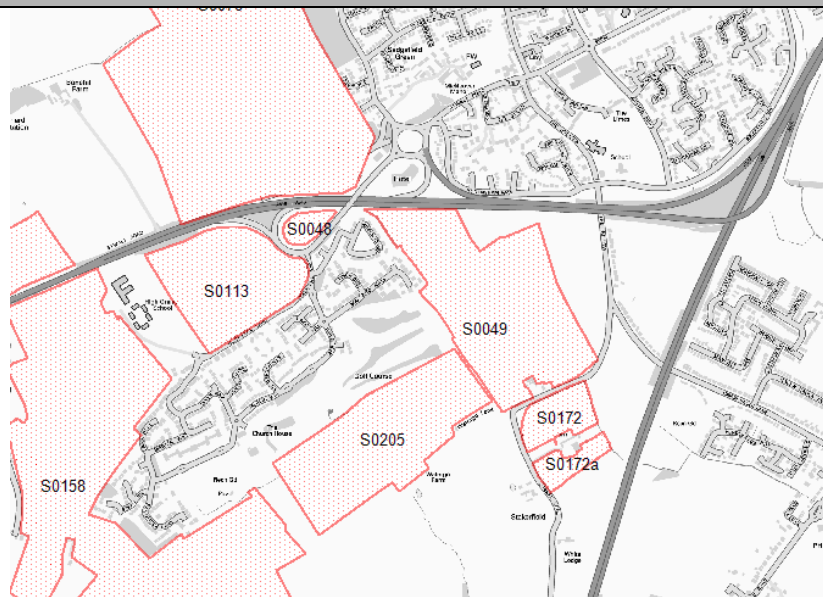
The site is located within the north of the District. It is located 9.1km from Derby City Centre and 15.6km from Swadlincote Town Centre.

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

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest site of local importance for nature conservation (County Wildlife Site) is located over 880m of DE038 Former Rykneld Hospital Grounds.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to include on site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Mickleover 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of Mickleover Local Centre and the nearest Primary School. The site however is in excess of 1200m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Existing Local Centre within 1.2km from site - Site is in excess of 800m of an hourly bus service	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m of an hourly bus service. - There is no off-road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to fitter rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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, 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>- May be limited potential for increased noise complaints due to the proximity of the site to the A38.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1, however the eastern boundary adjoins an area located within Flood Zone 3b.</li> <li>- There is no indication of surface water flooding within the majority of the site, however there is areas 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 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>- Site is more than 800m from an hourly bus service.</li> <li>- Site located within 1200m of Mickleover Local Centre and a Primary School, however is in excess of 1200m from sports pitch and is in excess of 800m of an hourly bus service.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- Potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area 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 Staker Lane and hedgerows to the north and west, hedgerows to the east and existing development and hedgerows to the south.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

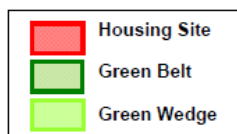
## Site xx: S0158 Pastures Hospital (west), Mickleover

### Description:

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

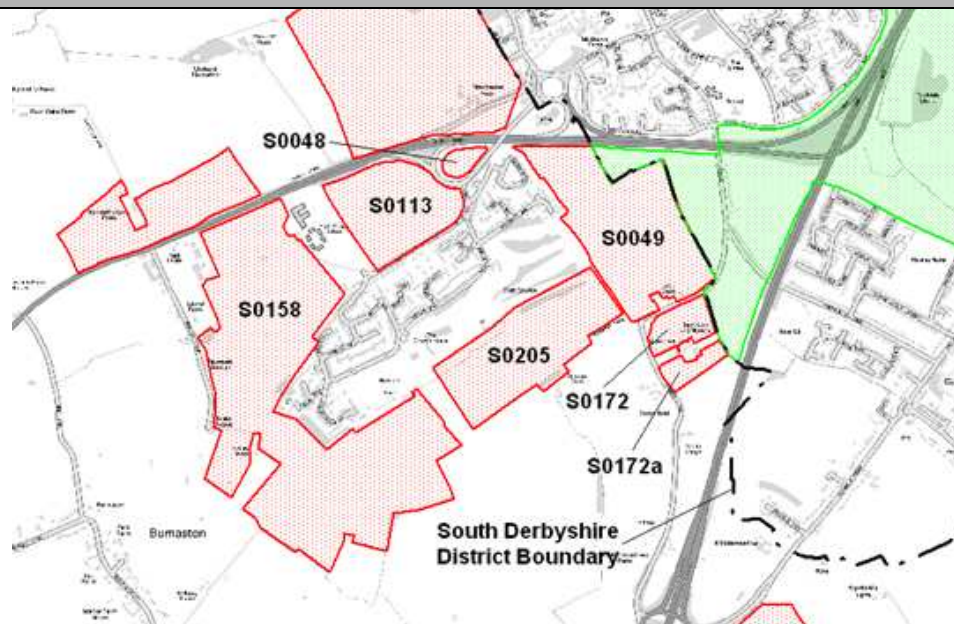
The site extends some 49.04ha and is currently used for agriculture. The site is in multiple ownership, however all sites are willing to develop the site for residential development. There is no developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1km of DE02 Ladybank Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would provide open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 2.5km from nearest primary school. - Site is located within 2.5km of local centre and within 800m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Local Centre 2.5km from site - Bus stops on the A516, Merlin Way. The closest bus stops are located less than 400m from the boundary of the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of healthcare and open space and sports provision. Development on this scale is unlikely to deliver public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of a better than hourly bus service - There is no off-road cycle route adjacent to the site..	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging 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?		<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>- May be limited potential for increased noise complaints from homes immediately adjacent to A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the authority the site is Grade and as such is not best and most versatile agricultural land.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- 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 there are small areas of less and intermediate susceptibility to surface water flooding within the site.</li> </ul>	- 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site located in excess of 2.5km from local primary school and local centre</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</li> <li>- Part of site is within 400m of an hourly bus service</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel.</li> <li>- No HERS within site area</li> <li>- 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>	- 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?		- None identified	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Areas of Multiple Environmental Sensitivity.</li> <li>- Development in this area could decrease the separation between the pastures site and Burnaston Village</li> <li>- The site is located within 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>- Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development</li> <li>- Some existing tree planting around Sandpipier Lane to the west</li> <li>- New peripheral planting could provide screening for development already located around the pastures site</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

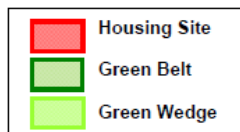
**Site xx: S079, Land off Radbourne Lane, Mickleover**

**Description:**

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

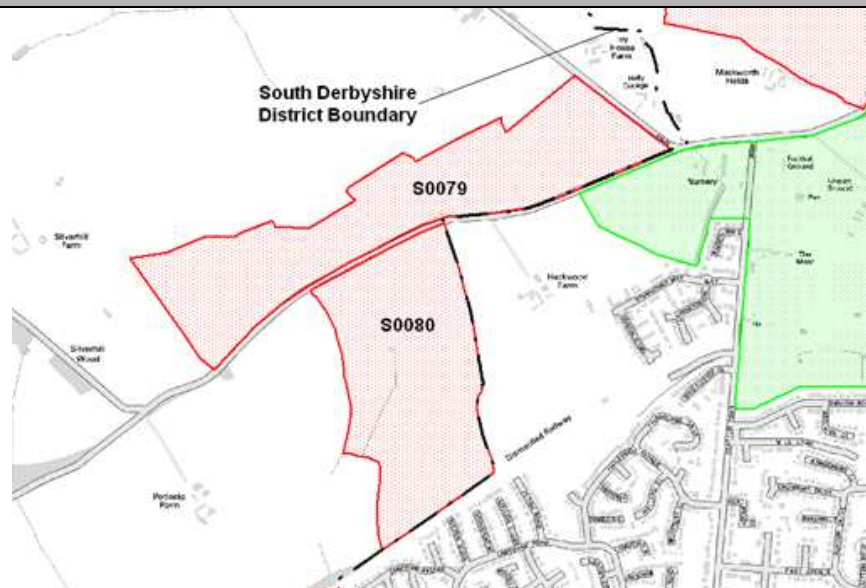
The site comprises agricultural land. It extends some 24.4ha and is in single ownership.

### Key



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MAP IS NOT TO SCALE    NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- Radbourne Lane Hedge DE036 is located to the south of the site, however is separated from the site by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open space and leisure provision both on site and within 1200m. Open Space is proposed within the Hackwood Farm allocation adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is 2.5km from the site.	
	Will it promote healthy lifestyles?		- Site would be within 800m of a primary school, local centre and sports pitch. The key services would be located within the consented development at Hackwood Farm adjacent to the site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development - Mickleover is Derby's most affluent community and house prices are on average 25% higher the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site would be within 800m of the local centre within the proposed Hackwood Farm allocation adjacent to the site, but more than 1200m of the nearest established local centre. - There are no bus services serving the Radbourne Lane Area. The nearest bus stops are on Ladybank Road in excess of 800m from the site, although the Derby City application for Hackwood Farm will extend this service into the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unclear whether this scale of growth in combination with development already consented on this transport corridor could be accommodated. - Development is likely to have less impact following the completion of grade separation works to the A38 and a number of local routes expected in 2021. - Construction of a new roundabout on Radbourne Lane will have a temporary benefit towards reducing delays during early phase of site development.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There are no bus services serving the Radbourne Lane Area. The nearest bus stops are on Ladybank Road in excess of 800m from the site, although the Derby City application for Hackwood Farm is looking to extend this service into the site. (Review performance once further information on public transport route is known). - There is no cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to funder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is in progress,	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the service.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within floodzone 1</li> <li>- There are small area less susceptible to surface water flooding along the southern boundary of the site, however within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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 would be within 800m of a local centre and primary school, within the Derby City element of the Hackwood Farm development to the south of the site.</li> <li>- To date the site is in excess of 1200m of an hourly bus service. Although the Derby City application for Hackwood Farm is looking to extend this service into the site. (Review performance once further information on public transport route is known).</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm.</li> <li>- No HERS site within the site.</li> <li>- There may be 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>- There may be potential for development to improve access via the public rights of way network to Radbourne Hall</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of secondary sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Assessment.</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 Radbourne Lane to the south, B5020 to the east and hedgerows and trees, Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</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 1d

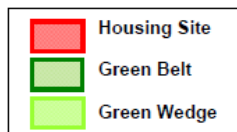
## Site xx: S0048: Land at Hospital Lane, Mickleover

### Description:

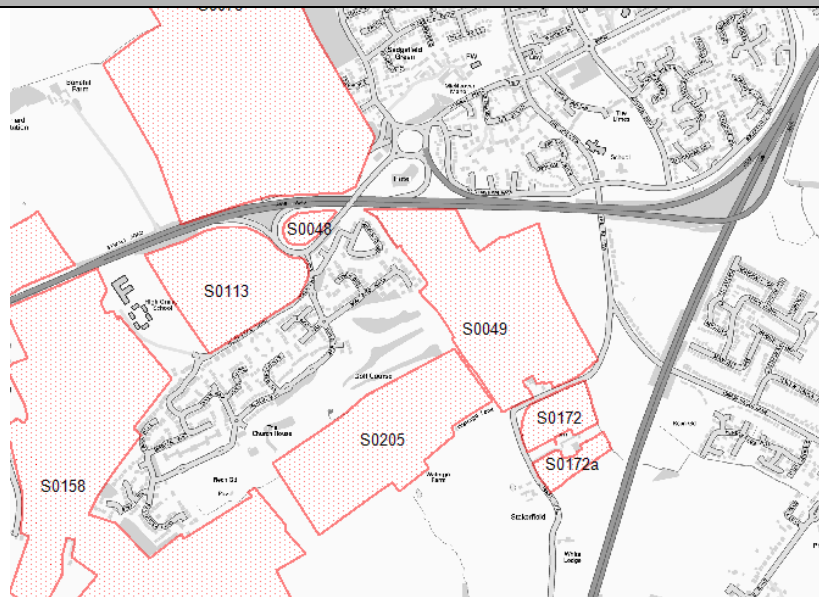
The site is located within the north of the District, 8.2km from Derby City and 18km from Swadlincote.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 450m of DE026 Ladybank Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make some contribution towards improving open space and leisure provision both on site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.4km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sports pitch, within 1200m of the nearest primary school and local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact on viability of the sites access would require further assessment, Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 1200m of a local centre - The site is within 400m of an hourly bus service.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could 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 highway impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service. - There is no off road cycle route adjacent to the site..	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available. - Access to the site could be constrained due to the site's location close to the A516 slip road	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging 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?		<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>- May be limited potential for increased noise complaints due to proximity of the site to A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</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>- Site lies within Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	- 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site located within 1200m of local primary school within Derby City.</li> <li>- The site is located within 1200m of a local centre and within 400m of an hourly bus service.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- Potential for in ground archaeology in this area</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- None identified	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower sensitivity according to the county Councils 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 bounded by roads including the A516 and trees and hedgerows.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

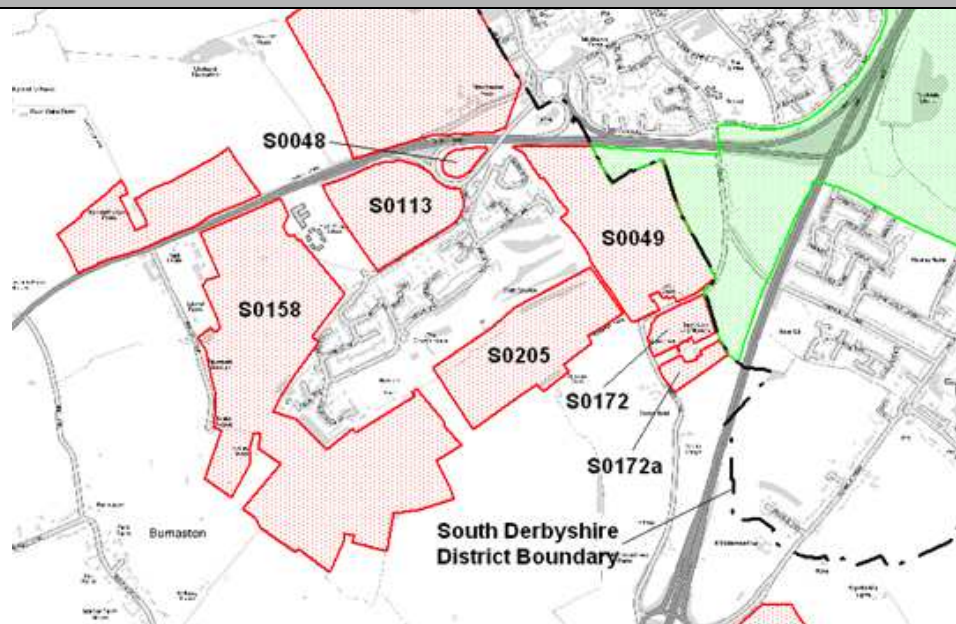
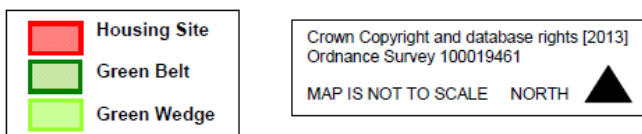
## Site xx: S0205 Pastures Hospital (east), Mickleover

### Description:

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

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

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1km of DE026 Ladybank Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 2.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1.5km from nearest primary school. - Site is located in excess of 1.5km of local centre and within 800m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Local Centre >1.5km from site - The site is in excess of 800m of an hourly bus service.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not clear what impact development will have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m of an hourly bus service. - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to sewer rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - 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 business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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 increase in noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the authority the site is Grade 3b and as such is not best and most versatile agricultural lane.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding. There is small areas of less susceptible surface water flooding within the south of the site and small and an area of less and intermediate surface water flooding within the north of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform 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>- Site is in excess of 800m from an hourly bus service.</li> <li>- Site located in excess of 1.5km from local primary school and local centre</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km from secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features</li> <li>- No HERS within site area</li> <li>- Potential for in ground archaeology in this area</li> <li>- Impacts would be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area 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 and hedgerows to the north, hedgerows to the east and west and trees and hedgerows along part of the southern boundary of the site.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential design and layout.</li> </ul>	

Version 1a

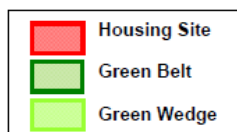
## Site xx: S0113 Pastures Hospital, Mickleover

### Description:

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

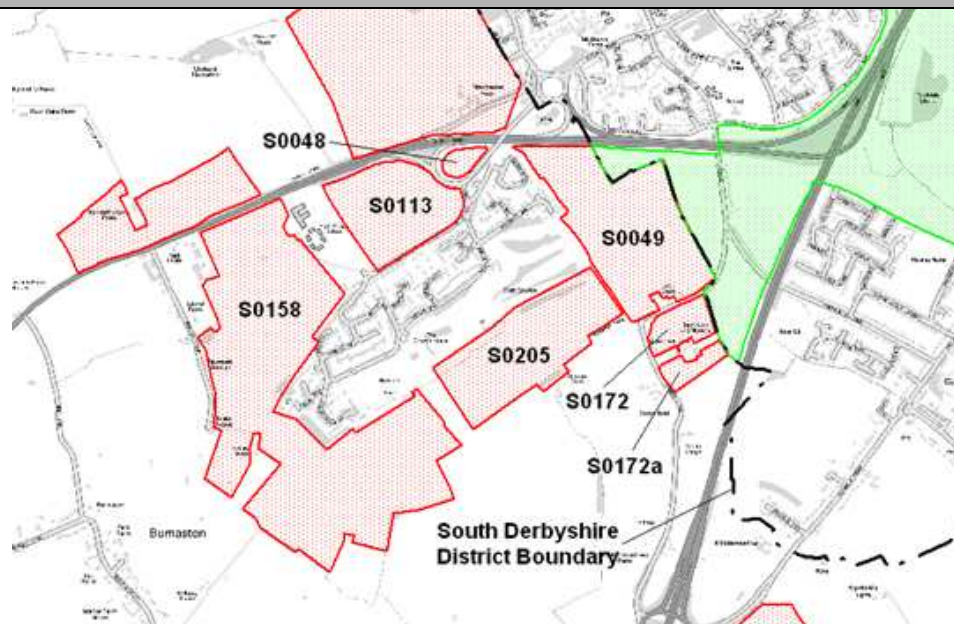
The site extends 10.2 and is currently in use for agriculture. The site is identified in the Council's Strategic Housing Land Availability Assessment as being in single ownership. There is a high level of developer interest in this site.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of DE026 Ladybank Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development will be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m from nearest primary school. - Site is located within 1200m of local centre and 800m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Unknown impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear as to where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - Mickleover is Derby's most affluent community and house prices are on average 25% higher the the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Local Centre 1200m from boundary of site - Bus stops on the A516, Merlin Way and Etwall Road. The closest bus stops are located less than 400m from the site	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could hale sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the operation of the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service - There is no cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail and 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 sue, 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>- May be limited potential for increased noise complaints from homes immediately adjacent to A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps the site is Grade 3b and as such is not best and most versatile 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>- Within the majority of the site there is no indication of surface water flooding. However within the north east corner there is an area which is less, intermediate and more susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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>- Site located in excess of 1.2km from local primary school (which couldn't accept growth) and within 1.2km of the local centre</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Could affect the setting the former Pastures Hospital, which includes the Grade II Winter Garden and the Grade II listed former chapel. Further large-scale growth could further erode the setting of these features</li> <li>- No HERS on site</li> <li>- Potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower sensitivity according to the county Councils 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>- Site is largely enclosed by existing development</li> <li>- Some existing tree planting around A516 to north, and existing field tree to the north and west of the site</li> <li>- New peripheral planting could provide screening for development already located around the pastures site</li> <li>- Limited opportunity exists to deliver biodiversity gain and habitat creation on site</li> </ul>	

Version 1d

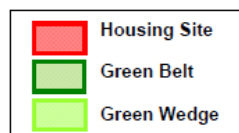
## Site xx: S0078. Land at New House Farm, Mickleover

### Description:

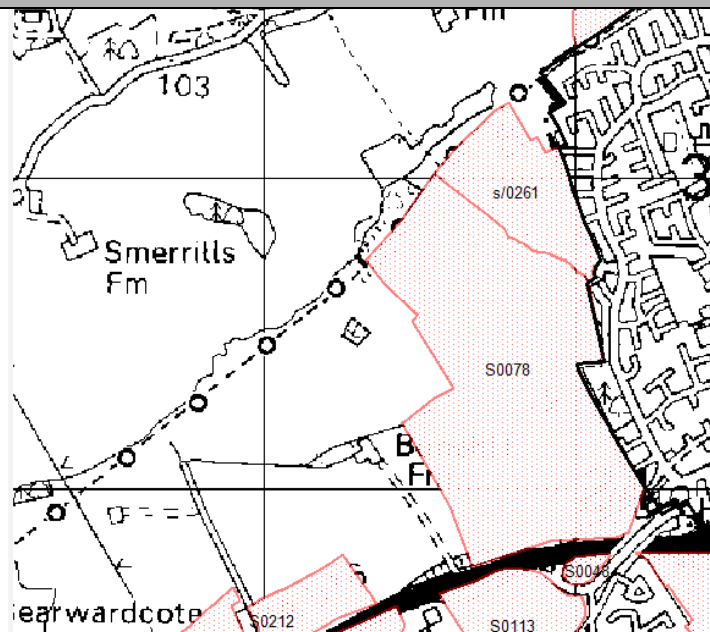
The site is located within the north west of the District. The site is located within 9km of Derby City Centre.

The site comprises agricultural land, agricultural buildings and small plantation. It extends some 64.74ha and there is high developer interest. The southern part of the site was granted planning permission at appeal in 2015.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There are two non-statutory wildlife sites which share a boundary with this site SD388 Mickleover Etwall Trail and Ladybank Wood/Four acre plantation (DE026).	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - Master plan submitted by promoters indicates that a significant area of open space would extend centrally throughout the site. SUDS and tree planting would also contribute towards habitat creation.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver new informal and formal open space within the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located 1km from the site based on footpath connection from Greenside Court or 1.6km by road based on proposed access - Site could contribute to new health facilities although it is unclear if any facilities are required, or promoted	
	Will it promote healthy lifestyles?		- Given the scale of the site there is significant potential to accommodate new facilities within the development site. - Site could potentially include primary school, local centre and sports pitch(es) - Mickleover Local Centre is within 1200m of the southern part of the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity. 841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwall (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact of viability of the gradient of the site would require further assessment. - Mickleover is Derby's most affluent community and house prices are on average 25% higher than the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Local Centre proposed on site. Mickleover local centre within 1200m of southern part of site. - Better than hourly bus services are located on Ladybank Road. Bus stops are within 400m of site. There is off road cycling provision immediately outside this site along the adjacent Sustrans Route between Etwall and Derby City Centre.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could potentially deliver new shops, primary school, open space.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 could be accommodated without giving rise to severe congestion on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of a better than hourly bus service - The Mickleover to Hilton cycle route passes adjacent to the northern part of the site and new walking and cycling routes could potentially be provided within the site.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband will be delivered commercially in this area.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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 occupation but this would be consistent with neighbouring land uses within Mickleover.</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 in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b, although some could be 3a.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located within flood zone 1</li> <li>- There is no indication of surface water flooding within the majority of the site, however there is areas of less and intermediate susceptibility 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 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>- There is likely to be potential for a new local centre and primary school on a site of this scale.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Could affect the setting of Radbourne Hall, Silverhill Farm and Potlocks Farm</li> <li>- Potential for in ground archaeology in this area and ridge and furrow on site</li> <li>- No HERS 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>- There may be potential for development to improve access via the public rights of way network to Radbourne Hall</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is not in an area of primary or secondary sensitivity according to the County Council's Area of Multiple Environmental Sensitivity work.</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- The Southern element of the site contains TPO97 trees.</li> <li>- The gradient of the site and radio mast would need to be taken into account when developing the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Strong field boundaries consisting of hedgerow and tree belts to the west of the site</li> <li>- New peripheral planting could strengthen planting adjacent to Radbourne Lane and the greenway to the north</li> <li>- Significant opportunity exists to deliver biodiversity gain and habitat creation on site</li> </ul>	

Version 1a

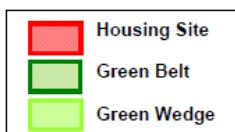
## Site xx: S0049 Pastures Hospital (east), Mickleover

### Description:

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

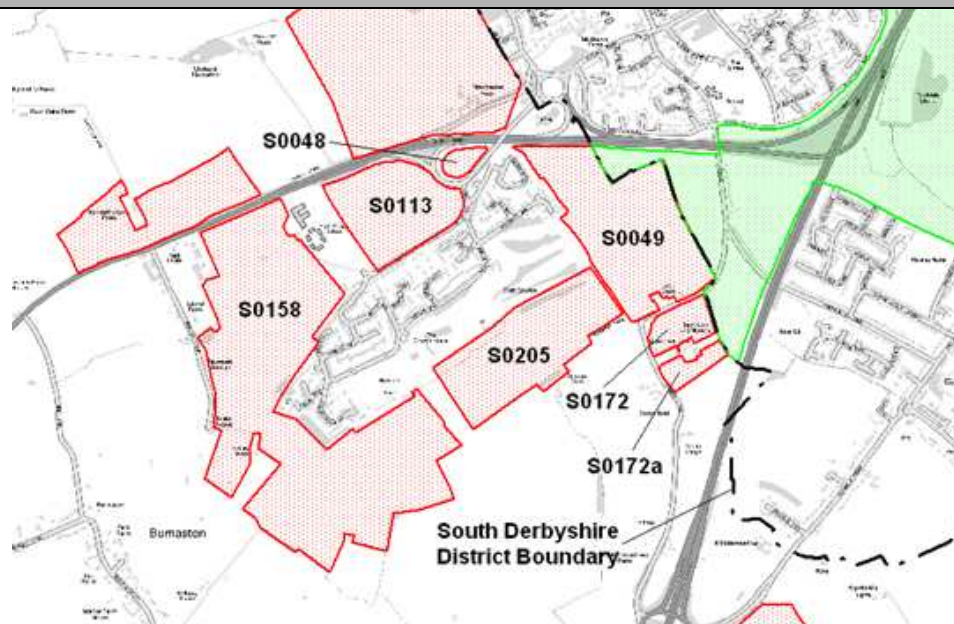
The site comprises agricultural land and extends some 18.7ha. The site is in single ownership and there is medium developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of DE026 Ladybank Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site,	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely include provision or travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would be likely to include on-site open space and leisure provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision of healthcare facilities within 3km of the site. The nearest GP is located within Mickleover 1.7km from the site.	
	Will it promote healthy lifestyles?		- Site is located in excess of 1200m of nearest primary school. - Site is located within 1200m of Mickleover local centre and 800m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Closest school in the City is Murray Park, which has some capacity.841 pupils attend the school with a capacity of 1100 pupils. - The nearest secondary school in South Derbyshire is John Port at Etwahl (>4km), which has some spare capacity with 1957 pupils attending the school with capacity of 2070 pupils. - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improves the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact on viability of the gradient and electricity pylons would need further assessment. - Mickleover is Derby's most affluent community and house prices are on average 25% higher the the City Average at 5.6 times average earnings (at 2010). Housing in this location could contribute to the delivery of new affordable and market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Mickleover local centre is within 1200m of the site - Site is more than 800m on foot from an accessible hourly bus service.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare. Development on this scale is unlikely to deliver improved public transport provision but could hale sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of a frequent bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development of this site in combination with other sites on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network. - It is understood that growth from a combination of sites on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network. - Superfast Broadband is available.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Mickleover District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging 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?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight increase in noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- May be limited potential for increased noise complaints from homes immediately adjacent to A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the authority the site is Grade 3b and as such is not best and most versatile agricultural land.</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>- There is no indication of surface water flooding within the majority of the site, however there is areas less susceptible to surface water flooding within the site.</li> </ul>	- 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is more than 800m on foot from an accessible hourly bus service.</li> <li>- Site located in excess of 1200m from local primary school, but within 1200m of the local centre.</li> <li>- Site would be in excess of 4km from a major employment area.</li> <li>- Site would be in excess of 4km of secondary school provision in South Derbyshire</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 Buildings.</li> <li>- No HERS within site area</li> <li>- Potential for in ground archaeology in this area</li> <li>- Impacts could be dependent on the detail design and layout the scheme.</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- None identified	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- Any development would need to take account of the slope on the site from south to north and the pylons 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 includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

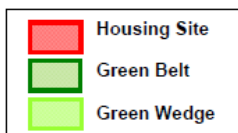
## Site xx: S0228: Oakdene, 82 Burton Road, Findern

### Description:

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

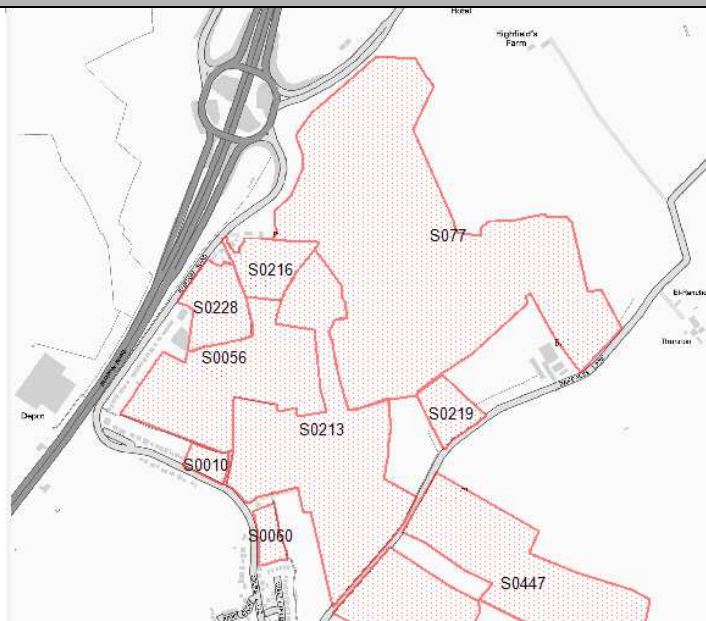
The site comprises agricultural land and extends some 2.5ha. The site is in single ownership and there is no developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km from SD086 Findern Meadows	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be likely to include on-site open space and recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover 2.3km from the site	
	Will it promote healthy lifestyles?		- The site is located in excess of 1200m from a sports pitch, local centre and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identifies impacts from site development in respect of this issue.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site indicates that the site could be viable for housing development. - There is an identified need for affordable housing within the area. Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is in excess of 1200m from a local centre - Site is located within 400m of an hourly bus service.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on the highway network is unknown.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is located within 400m of an hourly bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - 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 using site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect of encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate the existing built up area - The contribution the site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues have been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- May be limited potential for increased noise complaints from homes immediately adjacent to Doles Lane immediately beyond which is the A38.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield and is in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1 and will have no discernible impact on flood risk.</li> <li>- The site contains areas less susceptible to surface water flooding and areas with no indication to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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>- Site is located within excess of 1200m from a local centre and primary school.</li> <li>- The site is located within 400m of an hourly bus service.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- 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>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is not within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> <li>- Half of the site is covered by TPO70.</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 landscape features such as trees and hedrows and existing development.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding site design and layout.</li> </ul>	

Version 1a

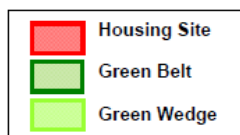
## Site xx: S0219: Land at Bakeacre Lane, Findern

### Description:

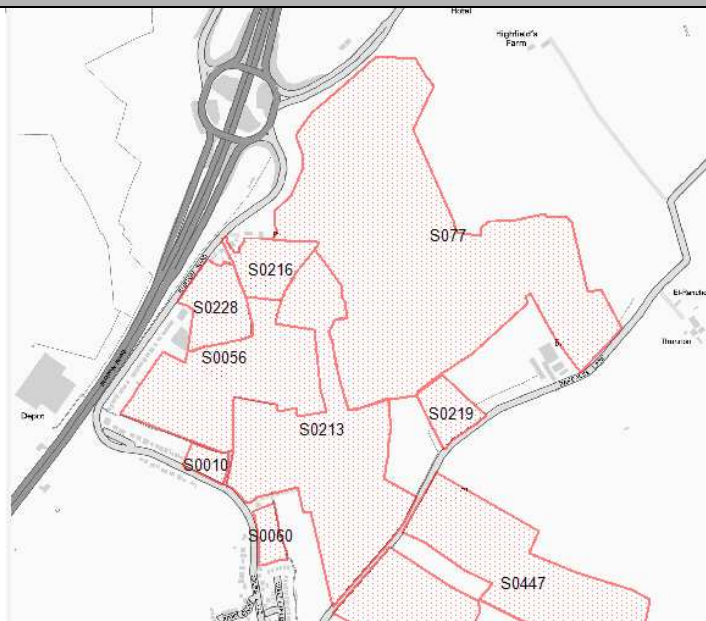
The site is located within the north of the District. The site is located 0.85km from Findern, 11.3km from Derby City Centre and 14.4km from Swadlincote City Centre.

The site comprises agriculture land. It extends some 1.47 ha. The site is in multiple ownership however all parties are willing to develop the site. There is no developer interest.

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest sit of local importance for nature conservation (County Wildlife Site) is located over 1km away from SD157 Hell Meadow Wood.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover 4.1km from the site	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Findern Village Centre and within 1200m of sports pitches proposed within the Highfields Farm development to the north of the site. - Site is excess of 1200m of the nearest primary school	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings, subject to wider viability issues, although the SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area. Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is in excess of 800m from an hourly bus service - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - The site is located within 1200m of Findern village centre, however there is no metalled footpath adjacent to the site on Bakeacre Lane, which could connect the site to the surrounding area, Bakeacre Lane is a narrow 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?		- The development would make some contribution towards the provision of open space and sports provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is in excess of 800m from an hourly bus service. - There is no off-road cycle route adjacent to the site..	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - Superfast Broadband is available	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is almost entirely greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</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>- Site lies within Flood Zone 1.</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	- 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. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is located in excess of 800m of an hourly bus service, is within 1200m of Findern Village Centre, however is in excess of 1200m of a primary school.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- 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>	- 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?		- None identified	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- 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>- Site is contained by Bakeacre Lane to the south, hedgerows to the north, east and west.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

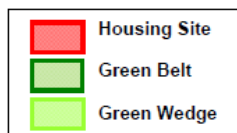
## Site xx: S0216: Wyevale Garden Centre, Burton Road, Findern

### Description:

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

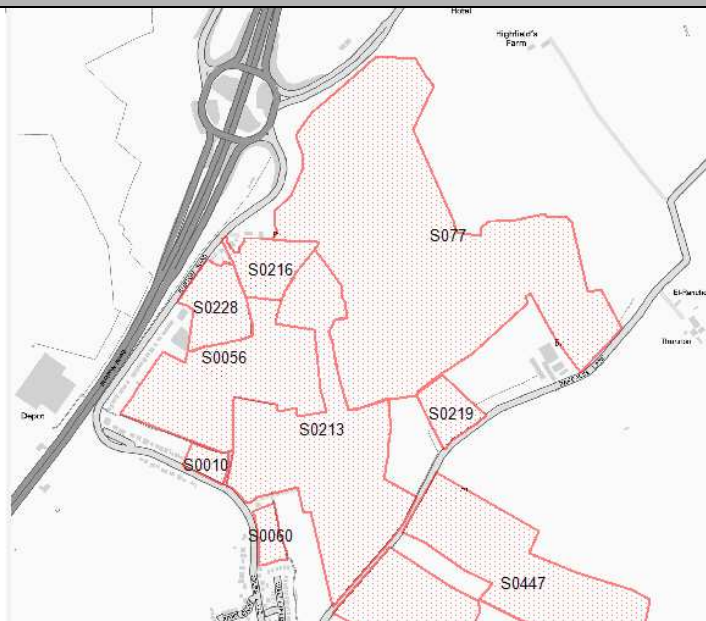
The site is brownfield land used a nursery. The site measures 2.11 ha and is in single ownership. There is no developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- 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 from DE038 Former Rykneld Hospital grounds.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	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 may make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would provide on-site open and recreational space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover, 2.3km from the site.	
	Will it promote healthy lifestyles?		- The site is in excess of 1200m of a primary school, a sports pitch and a local centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the clearing of the garden centre would require further assessment. - There is an identified need for affordable housing within the area. Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site located within 400m of an hourly bus service - The site is in excess of 1200m of 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?		- Development could make some contribution towards healthcare, Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service - Unclear whether there is any potential to connect to cycle routes locally.	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is brownfield - The contribution the site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues 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 demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is brownfield and there is potential to reuse demolition waste on site. - The use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging 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?		<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>- May be limited potential for increased noise complaints from homes within close proximity to Burton Road immediately beyond which is the A38.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is brownfield	- 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>- Site lies within Flood Zone 1.</li> <li>- The site contains areas of less and intermediate susceptibility of surface water flooding.</li> </ul>	- 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?		- The redevelopment of a brownfield could potentially result in reduced rates of run off although this will be dependent upon the detailed design of the proposal.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site located within 400m of an hourly bus service, however is in excess of 1200m of a local centre.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation or distributed energy network due to its proximity to other development in the City.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- 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>	- 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?		- None 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 brownfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower sensitivity according to the County Councils 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 trees and hedgerows around the perimeter of the site and existing development on part of the north and east if the site.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

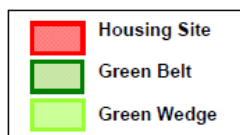
## Site xx: S0213:Land at Bakeacre Lane, Doles Lane, Findern

### Description:

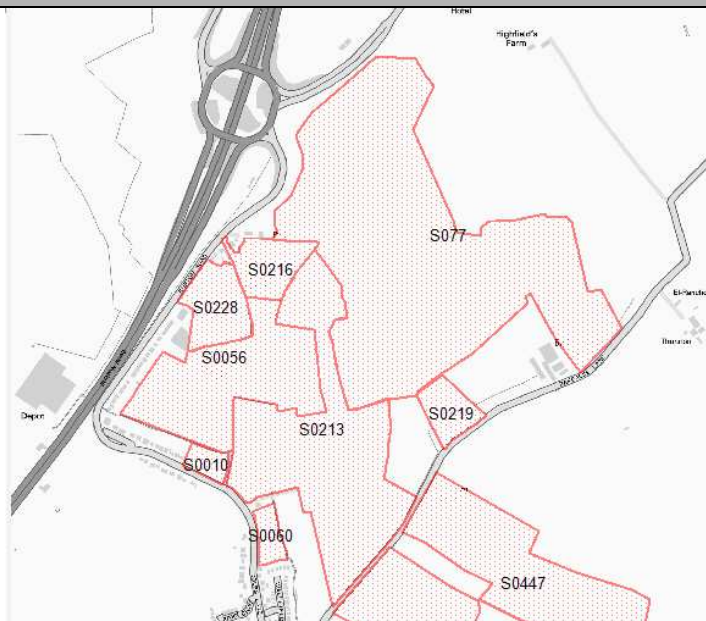
The site is located within the north of the District. The site is approximately 0.4km from Findern, 9.9km from Derby City and 13.6km from Swadlincote.

The site is predominantly greenfield comprising agricultural land and a dwelling. It extends some 14.78 ha and is within single ownership. There is low developer interest in the site.

#### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Littleover 3.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of a sports pitch and Findern Village Centre, however is in excess of 1200m of Findern Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the access provision would require further assessment. - There is an identified need for affordable housing in this area. Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service. - The site is located within 1200m of Findern Village Centre. However there are no metalled footpaths adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site. - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service).	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on the highway network is unknown.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of an hourly bus service. - There is no off road cycle route adjacent to this site..	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, It is unclear whether such works would be required to accommodate this scale of development - Superfast Broadband is available - Access to the site by Bakeacre Lane is constrained due to the road being narrow. However potential access could be made on Doles Lane.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involve 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within this site.	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield and will not regenerate the existing built up area. - The contribution this site could make in respect of urban design, is likely to de be determined by the detailed layout, design and contribution put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, however there may be potential for very limited amount of demolition waste material to use on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is predominantly greenfield, however there may potential for a very limited about of demolition waste onsite to reuse. - The use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The northern part of the site lies within Flood Zone 1, whilst the southern part lies within Flood Zones 2 and 3a. A small element within the south of the site lies within flood zone 3b (flood zone 3b dissects the site from the west to the east), however housing development could be located outside of land within flood zone areas at high/medium risk,</li> <li>- The site lies contains areas less, intermediate and more susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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>- Site is located within 400m of an hourly bus service.</li> <li>- Site is located within 1200m of Findern Village Centre and a sports pitch. However is in excess of 1200m of a primary school.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- 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>- None 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.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>- The site is located within the Needwood and South Derbyshire Claylands and Trent Valley Washlands Landscape Character Area</li> <li>- TPO70 covers the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape features, such as roads and hedgerows.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

Note: this site is proposed for allocation in the Part 1 Local Plan. Should this site be allocated then this proforma will be deleted from the Part 2 work.

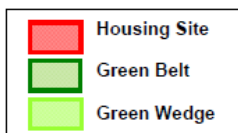
## Site xx: S0077: Land at Highfields Farm, Bakeacre Lane Findern

### Description:

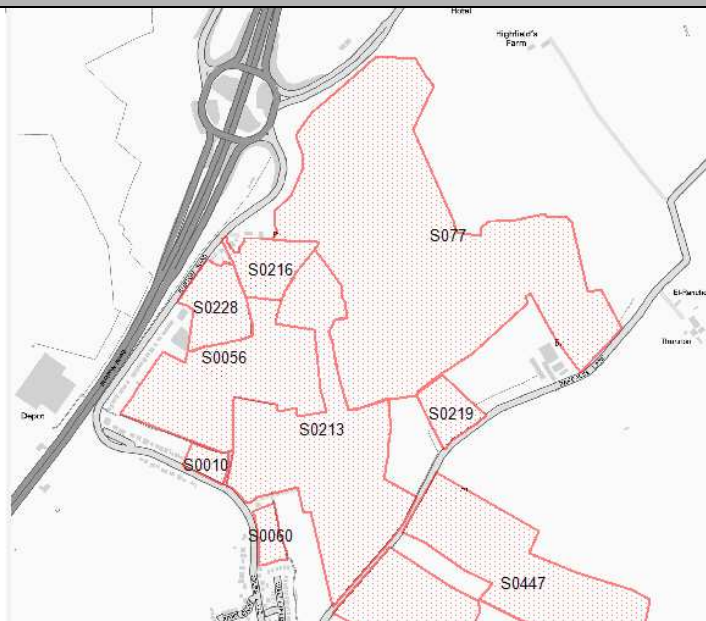
The site is located within the north of the District. It is located 1.2km from Findern, 91.km from Derby and 15.1km from Swadlincote.

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

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1km of SD157 Hell Meadow Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver open and recreational space on site given its scale.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Littleover 2.1km from the site.	
	Will it promote healthy lifestyles?		- As the built form within the surrounding area currently stands the site exceeds 1200m from a local centre, sports pitch and primary school. However if the Highfields Farm development is constructed the northern edge of the site could potentially be located within 1200m of a local centre, sports pitch and primary school. Furthermore, a site of this size could potentially deliver such facilities within its boundaries.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- 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.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the overhead power lines on the site would need further assessment. - Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is located within 400m of an hourly bus service. - The site is in excess of 1200m of an existing local centre, however the northern element of the site could potentially be within 1200m of the local centre at Highfields Farm. However a site of this size may be able to deliver new services and facilities within its boundary.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on the strategic highway network is unknown.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is within 400m of an hourly bus service. - Unclear whether there is any potential to connect to cycle routes locally (review Highfields Scheme and change rag colour if necessary)	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, given the scale of this site - 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate the existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant,</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- May be limited potential for increased noise complaints from homes immediately adjacent to Burton Road immediately beyond which is the A38.</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 in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There are some areas of less and intermediate susceptibility to surface water flooding within the site. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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>- Site is within 400m of a bus service.</li> <li>- Site currently exceeds 1200m from a sports pitch a local centre and primary school. Once the Highfield Farm development is built there is potential that the northern edge of the site could be located within 1200m of sports pitch, local centre and primary school. However this would be dependent upon the provision of links to the neighbouring site. (review)</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- Potential for in ground archaeology in this area</li> <li>- Impacts could be dependent on the detailed design and layout of the design.</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>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity</li> <li>- The site is located within Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- TPO70 is located within the site to the south east and small element is located within the west of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees and hedgerows.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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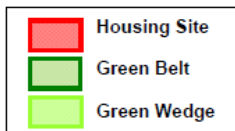
## Site xx: S0060: Doles Lane, Findern

### Description:

The site is located within the north of the District approximately 0.3km from Findern. The site is located 13.6km from Swadlincote Town Centre and 9.9km Derby City Town Centre.

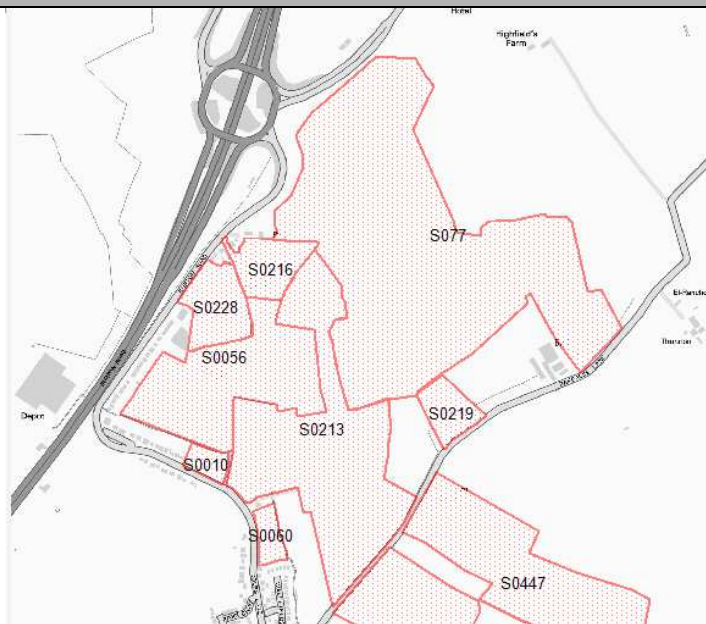
The site comprises agricultural land. It extends some 0.76ha and is currently in single ownership. There is medium developer interest in the site.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1.2km of SD086 Findern Meadows,	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site. However given the size of the site, development would make an uncertain contribution towards the delivery of affordable housing. Although given local plan requirements development 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 could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open and recreation space on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover 3.2 km from the site.	
	Will it promote healthy lifestyles?		- Site located within 1200m of Findern Village Centre and sports pitch however is in excess of 1200m of a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Due to the size of the site, development would make an uncertain contribution towards the delivery of affordable housing. - There is an identified need for affordable housing within the area. Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - The site is located within 1200m of Findern village centre. - There is no metalled footpath adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and open space and sports provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of a frequent bus service - There is no metalled footpath adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site - There are no off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - 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 business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is unlikely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate an 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 have been put forward by site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site lies within Flood Zone 1, but the north east of the site lies within Flood Zones 2 and 3a. A very small area of the eastern boundary of the site lies within flood zone 3b, however housing development could be located outside of land in moderate/high flood risk</li> <li>- The site contains areas of less, intermediate and more sustainable to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels. 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>- Site is located within 400m of an hourly bus service. The site is located within 800m of Findern village centre and a sports pitch, however is in excess of 1200m of a primary school.</li> <li>- Site is in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- 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>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower sensitivity according to the County councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- TPO70 covers the site</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site is contained by Doles Lane and Hedgerows to the west, existing development and hedgerow to the north, tress to the east and trees and existing development to the south.</li> <li>- The land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

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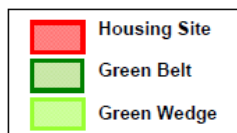
## Site xx: S0056: Field Farm, Doles Lane, Findern

### Description:

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

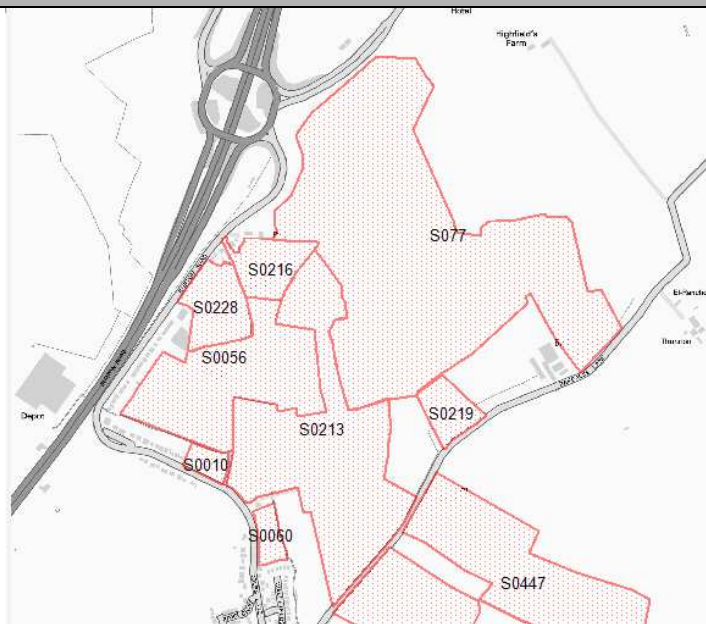
The site is predominantly greenfield, comprising of agricultural land and buildings and contains a farmhouse. The site extends some 8.92ha is and is in single ownership. There is no developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km of SD157 Hell Meadow Wood	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements could make provision for affordable home subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute toward open space and recreation provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision of expansion of healthcare facilities within 3km of the site. The nearest GP is located within Littleover 3.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Findern village Centre, however in excess of 1200m of a primary school and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 is likely to make a contribution towards the delivery of affordable housing. - There is an identified need for affordable housing within the area. Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - The site is located within 1200m of Findern village centre. - There is no metalled footpath adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what development will have on the highway network impact	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Site is likely to be within 400m of an hourly bus service. - There are no established cycle routes adjacent to the site. - PROW goes through the site.	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - 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 business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield, however there may be potential for very limited amount of demolition waste material to use on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- The site is predominantly greenfield, however there may potential for limited reuse of demolition waste onsite.. - The use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- May be potential for increased noise complaints from homes immediately adjacent to Doles Lane immediately beyond which is the A38.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is predominantly greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- A large part of the site to the south lies within flood zones 2 and 3a. A very small element of the southern boundary of the site, lies within flood zone 3b, however some development could be located outside of land within flood zone 3b.</li> <li>- The site contains 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 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 is located within 400m of an hourly bus service, within 1200m of Findern Village Centre and. The site however is in excess of 1200m of a primary school and sports pitch.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- 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>- None 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, with 7.65ha of the site greenfield and 1.27ha 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>- Site is located within an area of lower sensitivity according to the County Councils Area of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Trent Valley Washlands and Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>- TPO70 covers the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing landscape features, such as hedgerows and trees and existing development.</li> <li>- The site 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

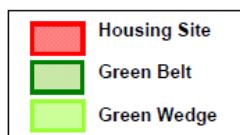
## Site xx: S0010: Doles Lane, Fidern

### Description:

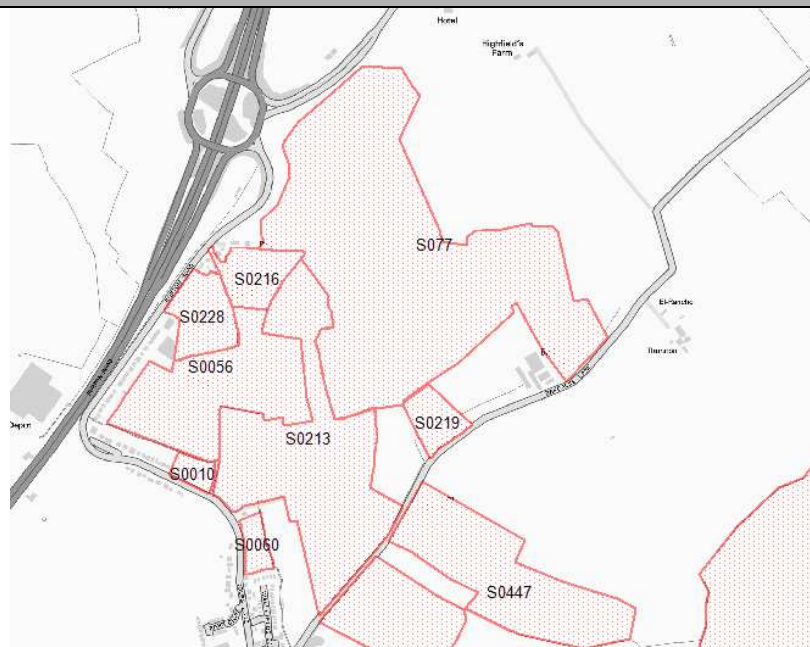
The site is located within the north of the District approximately 0.4km from Findern. The site is located 13.6km from Swadlincote Town Centre and 9.9km Derby City Town Centre.

The site comprises of garden land and farmland. It extends some 0.66ha. The site is in multiple ownership, however all parties are willing to develop the site. There is no developer interest.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 1.4km of SD086 Findern Meadows.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Sites could contribute towards the delivery of 30% affordable housing, with the remainder market housing depending on the number of homes that could be accommodated on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site. However due to the size of the site, the site would make an uncertain contribution towards the delivery of affordable housing. Although given local plan requirements it will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide for open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		- Development could make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Littleover 3.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1200m of Findern Village Centre and sports pitch, however is located in excess of 1200m of a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- Uncertain impact	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 an uncertain contribution towards the delivery of affordable housing due to the size of the site. - There is an identified need for affordable housing within the area, Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly bus service - There are some local facilities within Findern (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - The site is located within 1200m of Findern village centre. - There is no metalled footpath adjacent to the site, which could connect the site to the surrounding area. The closest footpath is on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and open space and sports provision. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is 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 located within 400m of an hourly bus service. - There are no established cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- Development would be served by Etwall WWTWs. There is capacity to accommodate growth at this works. - It is understood that growth from a combination of sites on the western edge of Derby could need to be supported by strategic enhancements to the local electricity supply network, although this is not considered likely given the scale of this site - 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 involves 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?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear 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 unlikely to have any significant effects in respect of noise pollution in this location.</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>- Based on agricultural land classification maps held by the Authority the site is Grade 3b and as such is not best and most versatile agricultural land</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 Zone 1, but the north east of the site is within Flood Zones 2 and 3a. A very small element of the northern boundary of the site is located within flood zone 3b, however housing development could be located outside of land within flood zone 3b.</li> <li>- The north east of the site contains an area less susceptible to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform 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>- Site is located within 400m of an hourly bus service, within 1200m of Findern Local Centre, however is in excess of 1200m of a Primary School.</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</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 or distributed energy network due to its proximity to other development in the City.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- No HERS records within site area</li> <li>- Potential for in ground archaeology in this area</li> <li>- Impacts could be dependent on the detail 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>- None identified</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located within an area of lower sensitivity according to the County councils Area 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 north and west, a road and hedgerows to the east and south.</li> <li>- The land parcel could contribute towards green infrastructure provision</li> <li>- Uncertain effect identified due to lack of information held regarding site design and layout.</li> </ul>	

Version 1a

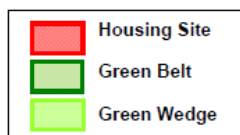
## Site 27: S0162 Thulston Fields Farm, Thulston Derbyshire

### Description:

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

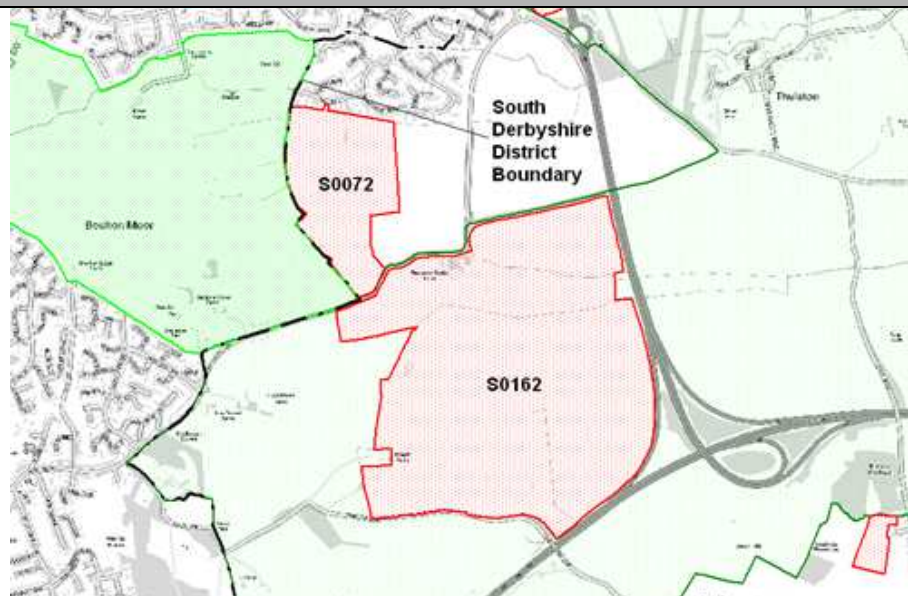
In total the site extends some 107ha and is understood to be in single ownership. There is a high level of developer interest in the site.

### Key



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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	- There are no statutory wildlife sites within 1km of this site	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the sites.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Given the scale of the site there is potential to deliver significant tree planting and habitat creation on site - However it is unclear whether such potential still exists where only a small proportion of the site is allocated for development.	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- New informal open and recreational space could be delivered on site or used to support qualitative improvements to open space included in the consented/proposed Boulton Moor sites to the north.</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>- Existing healthcare facilities are located 2.5km from the site on Keldholme Lane</li> <li>- Site could contribute to new health facilities either on this site or on the Boulton Moor Site to the north if needed.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 1200m of proposed sport pitches, local centre and primary school consented within the phase 1 Boulton Moor Site</li> <li>- Given the scale of the site there is potential to accommodate new facilities within the development site.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> <li>- Would be largely determined by design and layout of any site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2.</li> </ul>
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> <li>- Uncertain impact</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- Noel Baker Community School and Merrill College may be able to take some, secondary age pupils from this area, although it is unlikely that these schools could accommodate growth of this scale in combination with development already consented in this area</li> <li>- A new secondary school is proposed for the DUA, although it is unclear where this will be located.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and LEAs 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 would have no effect against this objective</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>- There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site would around 400m from an established or proposed local centre and it is likely that one would be provided within a development of this scale.</li> <li>- There are currently no bus services serving the A6, A52 or Snelsmoor Lane, although the phase 1 Boulton Moor site will improve bus access adjacent to the site</li> <li>- Off road cycle routes will be provided through the Boulton Moor Phase 1 development, adjacent to this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development would help sustain proposed shops and services in the phase 1 Boulton Moor site</li> <li>- Given the scale of the site there is a likelihood that housing would be supported by new shops, community facilities and public transport although no detail on these is held</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 unclear whether this scale of growth in combination with development consented on this transport corridor could be accommodated and</li> <li>- Development could support the delivery of a park and ride to serve the A6 transport corridor</li> <li>- The site would be able to connect to existing off road cycling routes along and around the A6.</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>- Site is likely to be within 800 of a proposed hourly or better bus service</li> <li>- Development could support the delivery of the park and ride site to serve the A6 Corridor</li> <li>- Development could connect to existing cycling routes around the site</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding</li> <li>- Superfast Broadband likely to be delivered commercially by 2016</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 1 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is likely that development would support the delivery of additional shops and services on site, - Housing in this area could also help sustain a proposed local centre to be located in the Boulton Moor Phase 1 site.	- Ensure good connectivity to the centre,
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1 and SD2 of the emerging Part 1 Local Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	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>- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with 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?		<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 the A6 and A50 could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority land the eastern half of the site is identified as being Grade 2 agricultural land and is best and most versatile. Elsewhere land is grade3b</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 outside of an area at fluvial flood risk (except for a very small area of land close to the farmhouse) and is unlikely to have any discernible impact on flood risk locally.</li> <li>- Site would pass sequential test subject to appropriate site layout</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New local centre consented as part of the phase 1 Boulton Moor site and primary school within 800m of the site, public transport within 800m? The nearest large scale employment is Raynesway and Derby Commercial Park both within 4km of the site.	- 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, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Could affect the setting of Elvaston Castle Historic Park and Garden</li> <li>- No HERS sites within site area</li> <li>- There may be potential for in ground archaeology in this area</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan,
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There may be potential for development to improve access to Elvaston Castle Historic Park and Garden to new and existing residents living in the city to the immediate north of the site	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Green Belt</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Strong field boundaries consisting of hedgerow and tree belts around the north, south and east of the site and between field parcels in the site</li> <li>- New peripheral planting could strengthen planting adjacent to the A6 and A50</li> <li>- Significant opportunity exists to deliver biodiversity gain and habitat creation on site</li> <li>- No site master plan setting out potential for biodiversity gain or habitat gain on site submitted by site promoters.</li> </ul>	

Version 1a

# **EDGE OF BURTON UPON TRENT**

## Site xx: S0169: Hawfield Lane Burton.

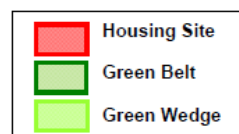
### Description:

This site would be an urban extension to Winhill, Burton upon Trent, East Staffordshire. Winhill district centre is close to the site, and Burton upon Trent town centre is approximately 5 km away to the south west.

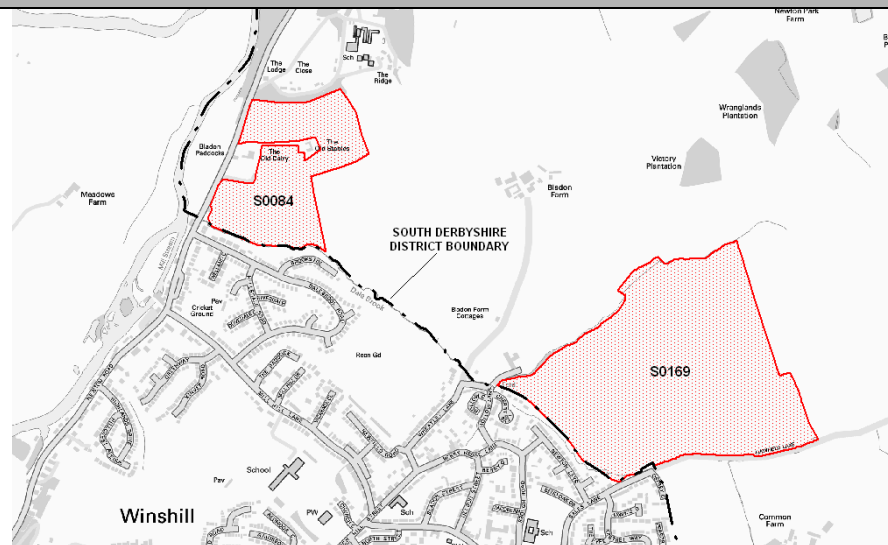
The site extends some 30ha and currently used for agricultural purposes. The land to the south comprises established residential development.

The site is in single ownership and there is thought to be a high level of developer interest.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) within 300m of the site	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There 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 in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. - No 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?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> </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>- Existing healthcare facilities are located at Winhill), (around 1km)</li> <li>- Development could help fund improvements to local medical facilities</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 1200m of local recreation provision and 1200m of a local centre</li> <li>- Primary schools are within 400m although it is unclear whether there is any potential to accommodate growth in east staffs schools and the nearest Primary school in South Derbyshire would be around 4km</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> <li>- Would be largely determined by design and layout of any site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school in South Derbyshire is the William Allitt School, which is currently at capacity and has no room for expansion.</li> <li>- Granville and Pingle schools do have some spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account.</li> <li>- It is unclear whether there is any spare capacity within Burton secondary schools.</li> <li>- The nearest primary age schools in South Derbyshire are in Newton Solney although capacity details are unknown.</li> <li>- The nearest primary school in East Staffordshire is the Winhill Village Primary School.</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 would have no effect against this objective</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> <li>- Development could deliver new affordable housing to this area and could help meet affordable housing need both in nearby South Derbyshire villages and Burton on Trent.</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 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 1200m (Winhill).</li> <li>- Bus stops are located 400m from the site and served by a four times hourly service</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 open space and sports provision and would support existing health care provision and shops in Winhill.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development could worsen the existing congestion at the junction of Bretby Lane and the A511. The roundabout junction of Bretby Lane and Melbourne Avenue could also be impacted. The junction of the A511, Stapenhill Road and the B5008 is also congested and the traffic generated at these sites could contribute to the problem.</li> <li>- Access into the site could be problematic.</li> <li>- There could be implications from strategic growth for the already high level of congestion on the Trent River crossing into Burton on Trent.</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 four times hourly bus service serving this area,</li> <li>- Off road cycling provision in this area is undeveloped although there are a number of public rights of way locally.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Site is likely to be served by Claymills WWTW which has capacity to accommodate growth</li> <li>- It is unclear whether capacity improvements would be required within the sewerage network around Winhill.</li> <li>- There are no known requirements for additional strategic water supply or electricity network improvements.</li> <li>- Superfast broadband is likely to be delivered commercially in this area by 2016</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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 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 Winhill nearby.	- Ensure good connectivity to Winhill Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- 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?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Surface and Ground Water - 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	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site is not at fluvial flood risk - Limited pluvial flood risk on site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Winshill. - The site is well related to an for times hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located >2km.	- 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Site will not affect an identified listed buildings - No HERS records within site - there is limited potential for in ground archaeology in this area.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Impacts are uncertain	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on site. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites - All sites could contribute towards green infrastructure provision.	

Version 1a

**Site 51: S0084: Land at Newton Road, Burton on Trent**

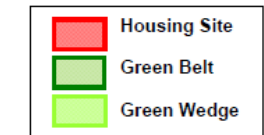
**Description:**

This site would be an urban extension to Winshill, Burton upon Trent, East Staffordshire. Winshill district centre is close to the site, and Burton upon Trent town centre is approximately 5 km away to the south west.


The site extends some 10ha (although only 7.5ha is identified as developable) and currently used for agricultural purposes. The land to the south comprises established residential development. Bladon House School is to the north of the site.

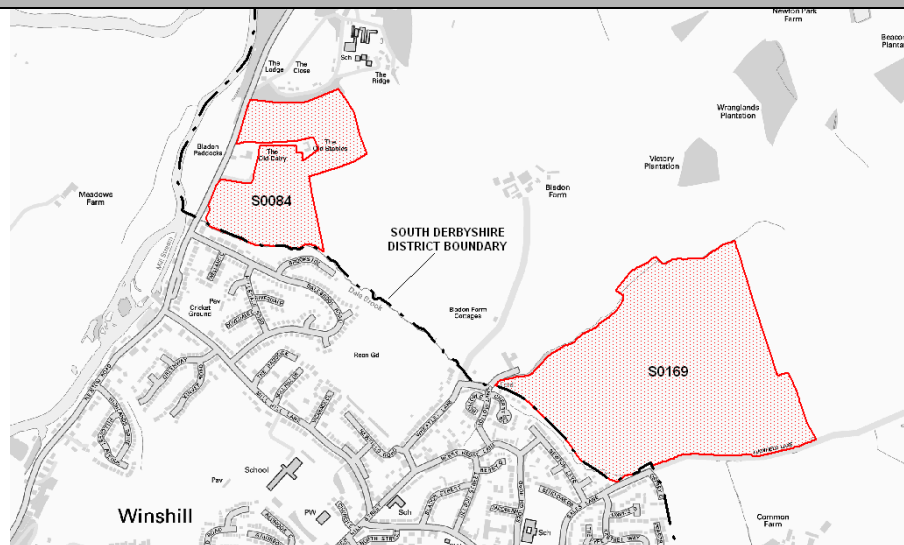
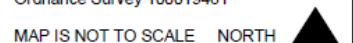
The site is in single ownership and there is thought to be a high level of developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- 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	- There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) adjacent to the south eastern edge of the site, although it is likely that no built development would be located close to this area due to existing land levels and watercourse present on site	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Illustrative masterplan for application 9/2014/0139 proposes tree planting on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The design and access statement for application 9/2014/1039 states that a mix of dwelling types would be provided and up to 30% affordable housing on the site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or 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?		- Outline application 9/2014/1039 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Winhill around 1km distant - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision and 1200m of a local centre - Primary schools are within 1600m although it is unclear whether there is any potential to accommodate growth in east staffs schools and the nearest Primary school in South Derbyshire would be 2200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- The Crime Prevention Design Adviser for application 9/2014/1039 considers there are no reasons why residential development should not be acceptable from a community safety perspective, with the indicative layout suggested having the potential to provide a secure and outward looking scheme - particularly overlooking open space	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The committee report for application 9/2014/1039 states that South Derbyshire And Staffordshire Highways make no objection on safety grounds, subject to conditions	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school in South Derbyshire is the William Allitt School, which is currently at capacity and has no room for expansion. - Granville and Pingle schools do have some spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. - It is unclear whether there is any spare capacity within Burton secondary schools. - The nearest primary age schools in South Derbyshire are in Newton Solney although capacity details are unknown.	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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improves the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Application 9/2014/1039 proposes up to 30 affordable housing on site and could help meet affordable housing need both in nearby South Derbyshire villages and Burton on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The 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 1200m (Winhill). - Bus stops are located just outside the site on Newton Road (bus services are hourly).	- 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?		- Application 9/2014/1039 states that development of the site could make some contribution towards open space, education and healthcare.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Application 9/2014/1039 Transport Assessments concludes that the proposed development does not significantly impact on surrounding junction's performance and hence no mitigation is proposed. SCC Highway Authority considers there is not sufficient evidence to demonstrate otherwise and raises no objection. - The committee report for application 9/2014/1039 states that South Derbyshire And Staffordshire Highways make no objection on safety grounds, subject to conditions	- 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 Derby and Burton serving this area. - Off road cycling provision in this area is undeveloped although there are a number of public rights of way locally.	
	Will it make the best use of other infrastructure?		- Site is likely to be served by Claymills WWTW which has capacity to accommodate growth - It is unclear whether capacity improvements would be required within the sewerage network around Winhill. - There are no known requirements for additional strategic water supply or electricity network improvements. - Superfast Broadband to be delivered commercially in this area by 2016	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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 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?		- Development would not provide additional shops or services but could help sustain existing services within Winshill nearby.	- Ensure good connectivity to Winshill Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond 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 - Review minerals safeguarding information on receipt.	
	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>	<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>- Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural 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 is at limited flood risk on the southern boundary of the site, although new development is could be steered away from this part of the site owing to its limited extent and proximity to a gas pipeline which traverses the site close to the brook. Limited pluvial flood risk on site.</li> <li>- Sequential test likely to be passed subject to design and layout of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy 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 Winshill.</li> <li>- The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located &gt;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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 setting of Bladon Cottage and Bladon Castle, which are to the north of the smaller site, could be affected by housing development to the north of Winshill.</li> <li>- NO HERS records within site</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Impacts are uncertain</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary 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>- Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on both sites. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites</li> <li>- All sites could contribute towards green infrastructure provision.</li> </ul>	

Version 1a

# **KEY SERVICE VILLAGES**

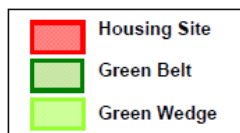
## Site X: S00272. Moor Lane, Aston On Trent

### Description:

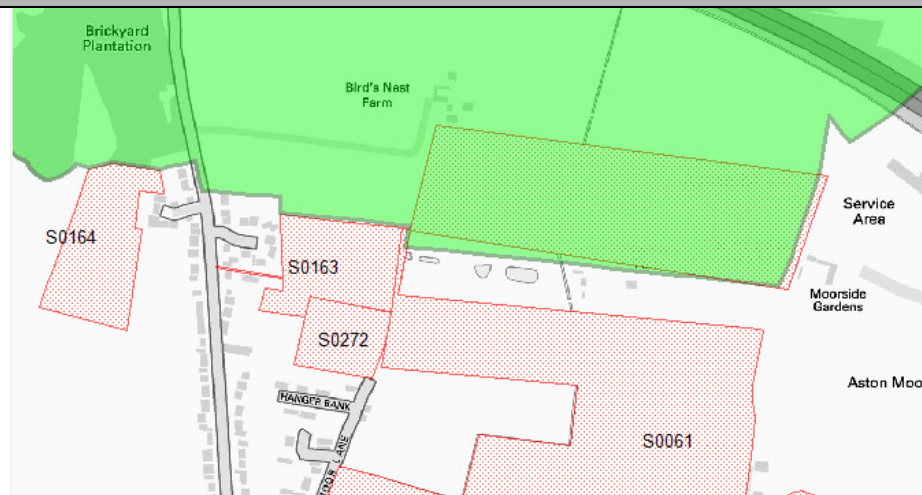
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service).	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenways adjacent to the site,	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

Version 1a

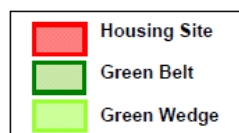
## Site X: S00271. Aston Land and Moor Lane, Aston On Trent

### Description:

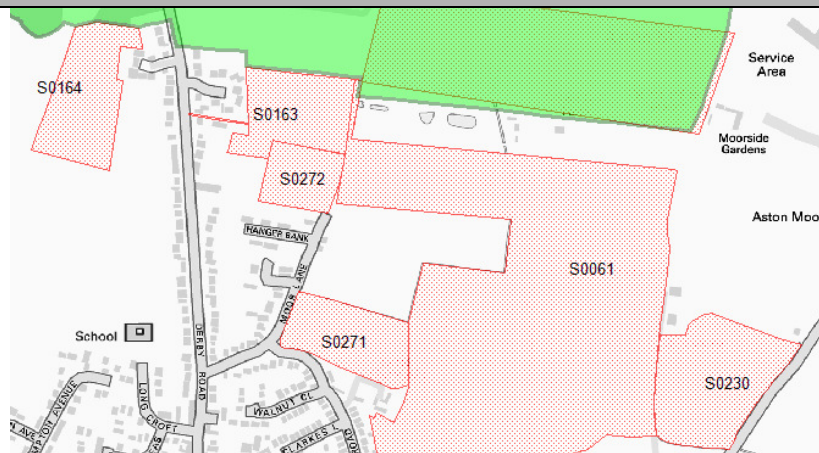
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 500m of SD167 Brickyard Plantation.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site on Manor Farm Road	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenways adjacent to the site, although one is proposed to connect to the nearby Trent and Mersey Canal towpath. - There is an existing PROW adjacent to the southern boundary of the site - There is a metalled footpath adjacent to the site on Manor Farm Road	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

Version 1a

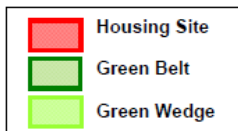
## Site 8: S0164. Site at Northern Fringe of Derby Road, Aston On Trent

### Description:

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

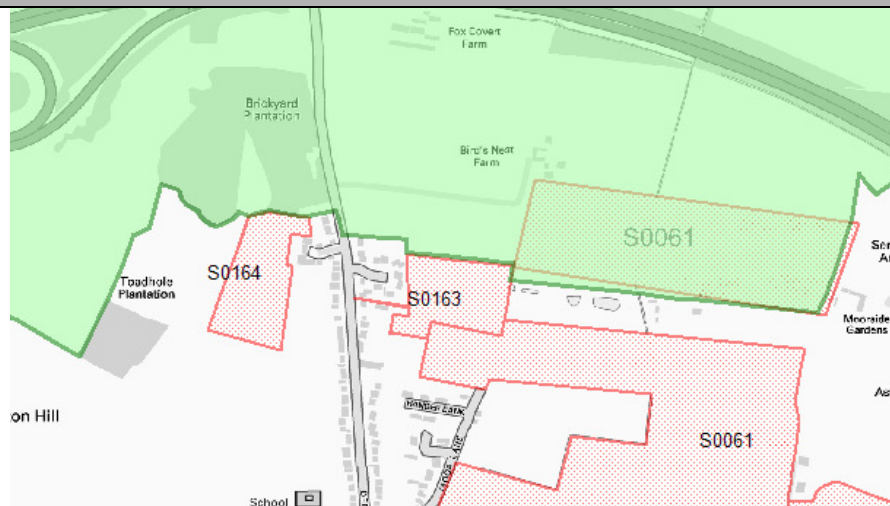
The site comprises of agricultural land. It extends some 2.2ha and is currently in single ownership. There is high developer interest. In addition the site is adjacent to the Green Belt.

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston, 1.4km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, however is within 1200m of Aston Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The impacts of the development would be uncertain and would be largely determined by the detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will impact accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the SHLAA proposes by the Authority indicates that the site could be viable for housing development. Although the impact on viability of the creation of an access would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site in Derby Road, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sports provision and healthcare - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenways adjacent to this site. - There is a metalled footpath adjacent to the site in Derby Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - Access to the site is constrained due to the access being between a small gap between two dwellings.	

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

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

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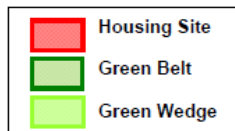
## Site 6: S0093. Site at Land to the rear of 51 Chellaston Lane, Aston On Trent

### Description:

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

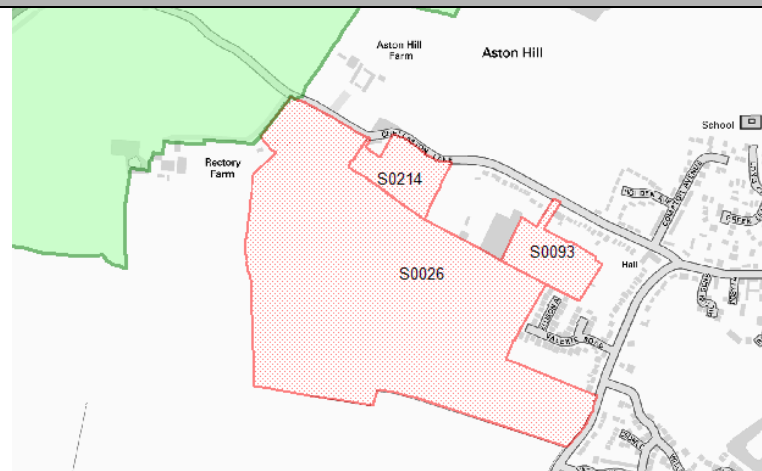
The site comprises agricultural land and a dwelling and its curtilage. It extends some 1.77ha and is currently in single ownership. There is medium developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD163 Long Walk Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- The site would contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- The development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston however is part time.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, however is within 1200m of Aston Primary School and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment would be required on the demolition of the residential dwelling for access and its impact on viability. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site on Chellaston Lane which could connect the site to the village services.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenways adjacent to this site. - There is a metalled footpath adjacent to the site on Chellaston Lane, which could connect the site to the village services.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - The site requires demolition of the existing dwelling to gain access to the site.	

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

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

Version 1a

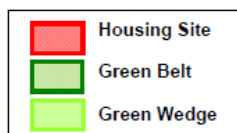
## Site x: S0073. Site at Land at Glebe Farm, London Road, Shardlow

### Description:

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

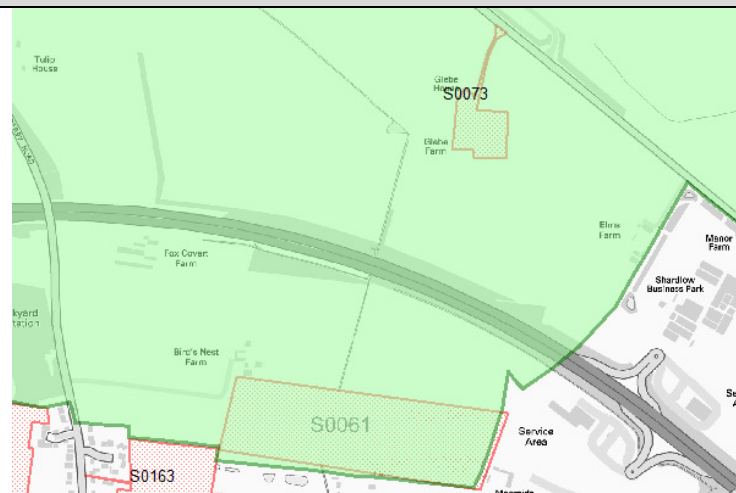
The site comprises agriculture land and buildings and a Farm House and curtilage. It extends some 1.3ha and is currently in single ownership. There is no developer interest in the site. In addition the site is located within the Green Belt.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent. 4.4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 1200m of the village school, recreation ground and Post Office. The site however is located over 1200m from Shardlow Village Hall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will impact accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, capacity for the school is currently unknown. - The Long Eaton School is currently at capacity with 1285 pupils attending the school which has a capacity of 1237.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the existing village. Bus stop is located adjacent to the site and provides an hourly bus service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall. - There is no metalled footpath adjacent to the site, which could connect the site the village. - The nearest major employment site is more than 4km away.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make come contribute toward the provision of education and open space and leisure provision - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this scale will impact highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located adjacent to an hourly bus service to Derby and Leicestershire. - There is no metalled footpath adjacent to the site, which could connect the site to the village. - There are no proposals for new greenways adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

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

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

Version 1a

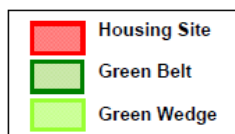
## Site 2: S0026. Valeries Road/Chellaston Lane Aston On Trent.

### Description:

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

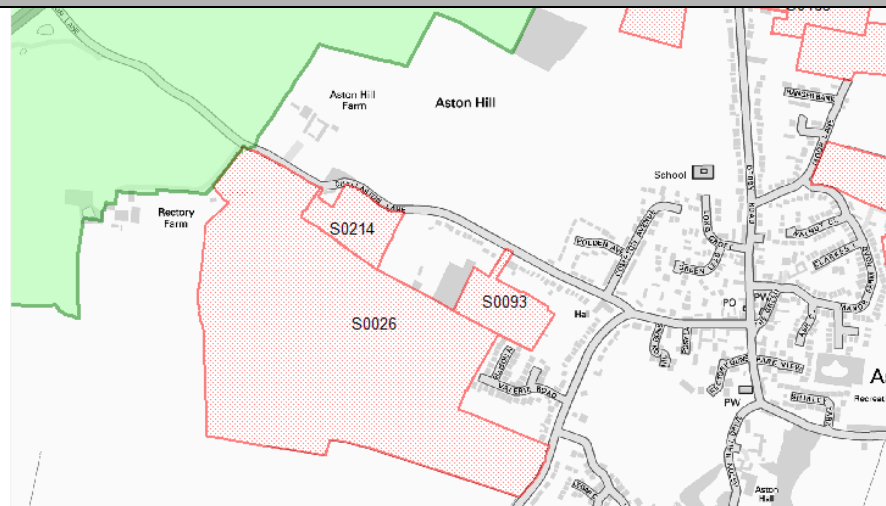
The site comprises agricultural land. It extends some 24.92ha and is currently in multiple ownership, however all parties are willing to develop the site for residential development. There is high developer interest. In addition a small part of the site was a former landfill site.

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision of or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston on Trent within 250m of the site. Facilities however are part time.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and within 1200m of sports pitch and Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on traffic accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the gradient on viability would need further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the existing village. - Bus stop is located within 400m of the site. The service is hourly between Aston and Derby, however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop and outdoor sports provision). - There is no metalled footpath immediately adjacent to the site. However the nearest footpath ends close by to the site at 128 Weston Road which is the dwelling next to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make come contribute toward the provision of education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 400m of an hourly bus service between Aston on Trent and Derby, however there is no evening services. - There is no metalled footpath immediately adjacent to the site. However the nearest footpath ends close by to the site at 128 Weston Road which is the dwelling next to the site. - There are no proposals for new greenways adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

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

### Description:

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

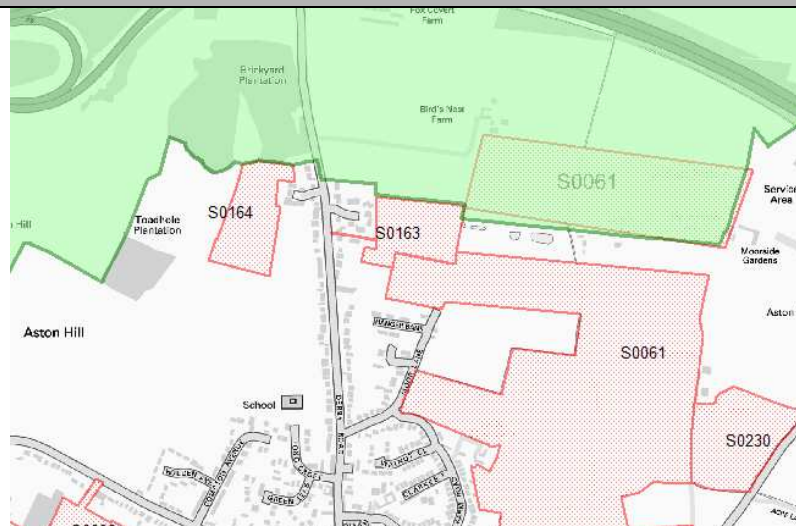
The site comprises of agricultural land. It extends some 3.09ha and is currently in single ownership. There is medium developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston 1.7km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, within 1200m of the village centre and over 1200m from Aston Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide the opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Aston on Trent. Bus stops are located within 1200m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is no metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby within 1200m. However, there is no evening service. - There are existing PROW within the eastern and western boundary of the site. - There is no metalled footpath from the site to the village. - There are no proposals for new greenways adjacent to this site, although there is a proposed greenway link to the Trent and Mersey Canal towpath, nearby.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

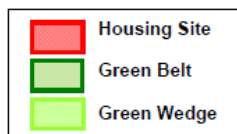
## Site 9: S0214. Site at Chellaston Lane, Aston On Trent

### Description:

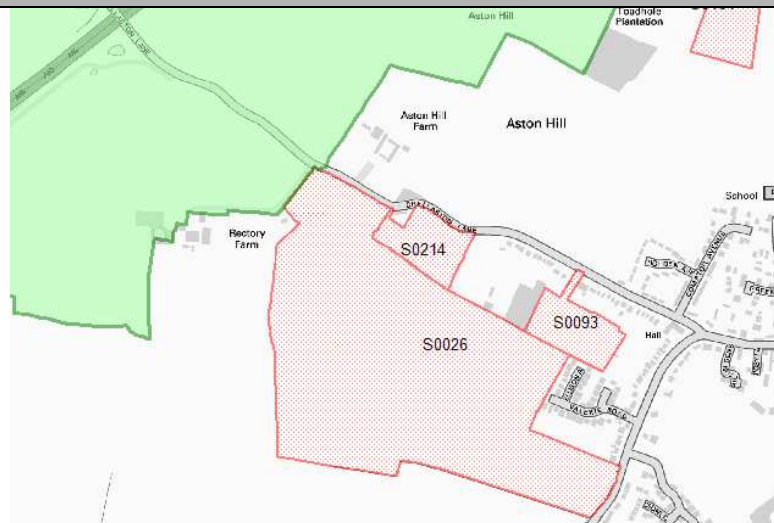
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston within 1km of the site. However the surgery is only part time.	
	Will it promote healthy lifestyles?		- Site is within 1200m of the village centre, sports pitch and Aston Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development would impact accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of the village. Bus stops are located within 800m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is no metalled footpath from the site to the village	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenways adjacent to the site - There is no metalled footpath from the site to the village.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available	

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

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

Version 1a

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

### Description:

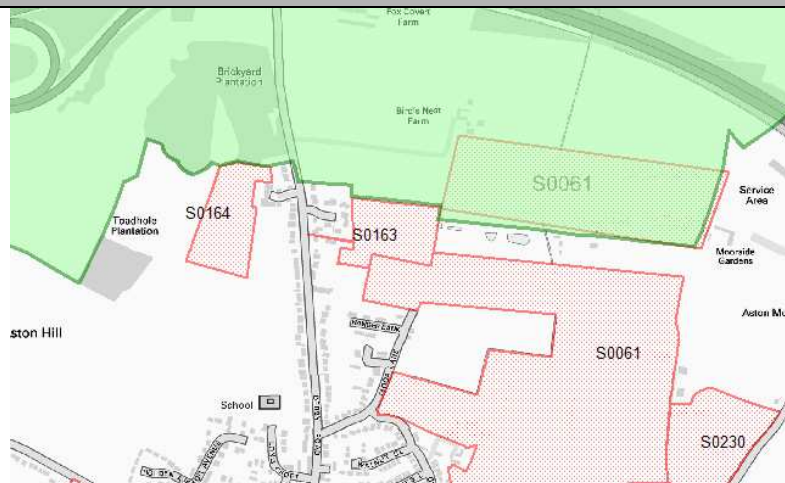
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of County Wildlife Site SD167 (Brickyard Plantation)	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston, 1.3km from the site, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, Aston Primary School and within 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development would impact accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is a metalled footpath adjacent to the site on Derby Road, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There is a PROW within the east edge of the site. - There are no proposals for new greenways adjacent to the site. - There is a metalled footpath adjacent to the site on Derby Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available. - Access to the site is constrained due to the access being between a small gap between two dwellings.	

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

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

Version 1a

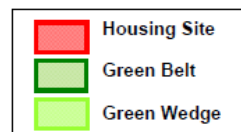
## Site 5: S0062. Site at Land to the East of Weston Road, Aston On Trent

### Description:

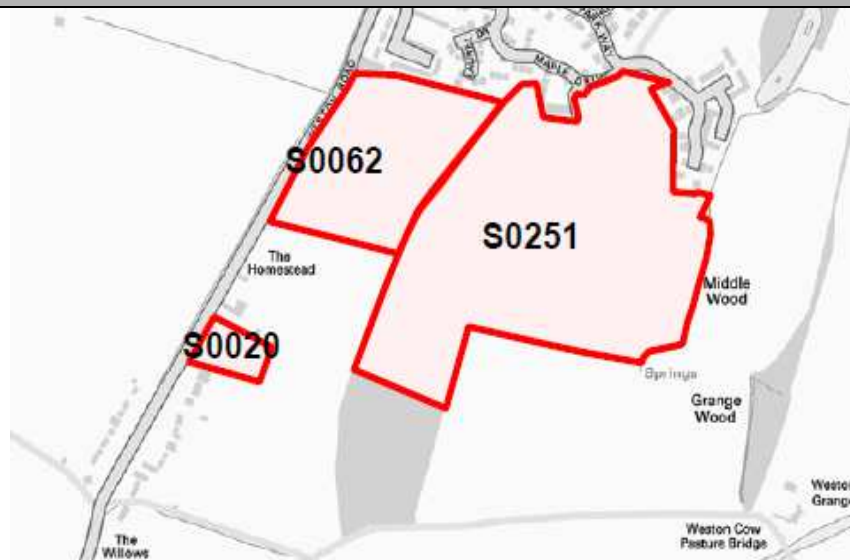
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would be expected to make a contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within 550m from the site. The GP however is part time.	
	Will it promote healthy lifestyles?		- The site is within 1.2km of Aston Primary School and Village Centre, however exceeds 1.2km of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will impact accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development/ - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located within 400m of the site. The bus service is hourly throughout the day, however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and). - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is a metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education and health provision - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenway provision adjacent to the site. - There is a metalled footpath adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conform with policies AD1, SD2 and SD3 of the emerging part 1 local plan..</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints as a result of the proximity of the site to the airport, the Donington Park Race Circuit and Shardlow Quarry.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- The site contains areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is located within 400m of an hourly bus service and 1.2km of the village centre. Although the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site. The closest HERS site is located 150m away (HERS27706 Cropmarks north east of Weston On Trent)</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact but could offer limited potential to enhance local PROW access towards the Trent and Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key values landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- TPO45 is located to the east to the east of the site.</li> <li>- However, impacts could be significant due to the loss of the 'gap' between Aston and Weston on Trent, which would occur. This would affect the visual separation of both communities.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing development to the north, woodland to the east, hedgerows to the south and hedgerows and Weston Road to the west.,</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

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

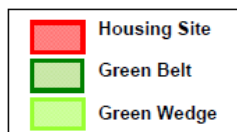
### Description:

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

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

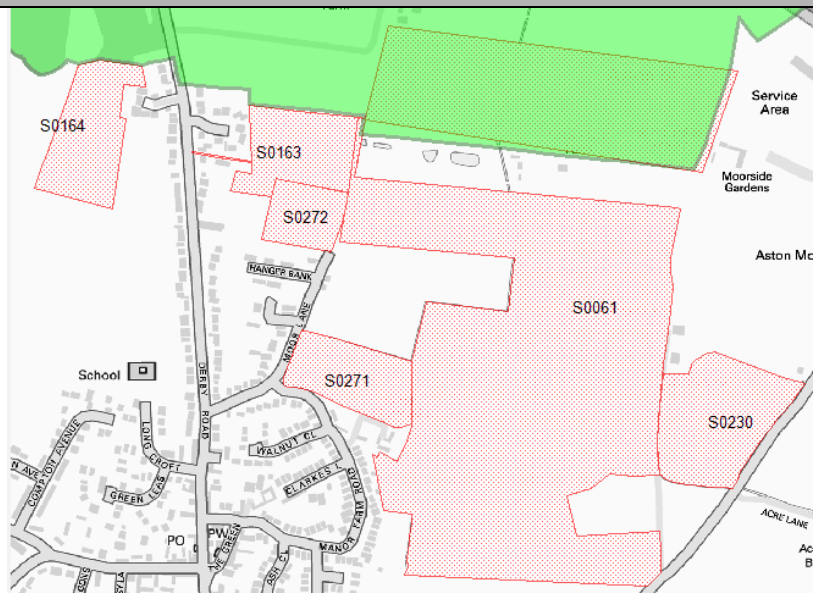
The northern part of the site is located within the Green Belt.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston, however the surgery is only part times.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre, Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located within 400m of the site. The service is hourly through the day however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service). - There is no metalled footpath adjacent to the site, connecting the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make some contribution towards the provision of education, open space and sport provision and healthcare in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Aston on Trent and Derby However, there is no evening service. - There are no proposals for new greenways adjacent to the site, although one is proposed to connect to the nearby Trent and Mersey Canal towpath. - There are existing PROW through the site and locate to the east of the site. - There is no metalled footpath adjacent to the site, connecting the site to the village.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

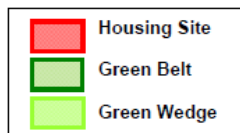
## Site 2: S0020. Site at Weston Road, Aston On Trent

### Description:

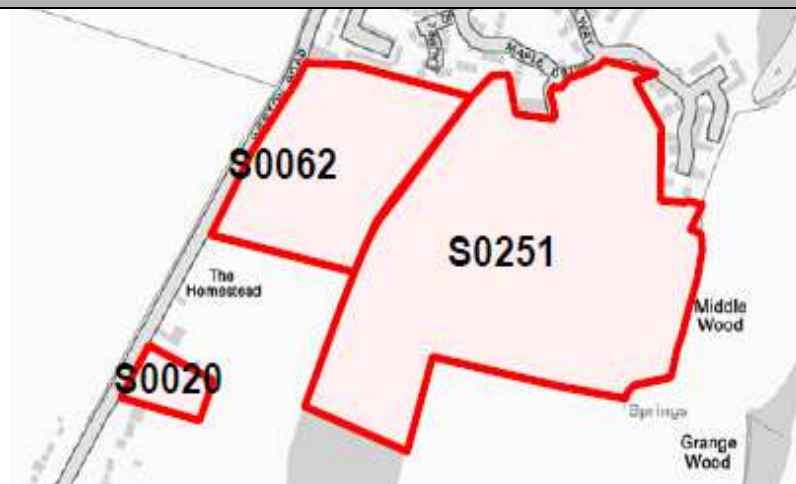
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision of or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston on Trent within 900m of the site. Facilities however are part time.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m of the village centre, Aston On Trent Primary School and a sports pitch. The site however is within 1200m of Weston On Trent Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on numbers of accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 an uncertain contribution towards the delivery of affordable housing. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from main built up area of Aston on Trent. - Bus stop is located within 150m of the site. The service is hourly between Aston and Derby, however there is no evening service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop and outdoor sports provision). - There is a metalled footpath adjacent to the site which would connect the site to Aston On Trent and Weston On Trent.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make come contribute toward the provision of education and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 150m of an hourly bus service between Aston on Trent and Derby, however there is no evening services. - There is a metalled footpath adjacent to the site which would connect the site to Aston On Trent and Weston On Trent. - There are no proposals for new greenways near this site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Aston and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

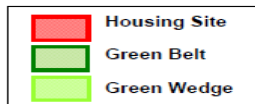
## Sites 1: S0002. Site at Shardlow Road, Aston On Trent

### Description:

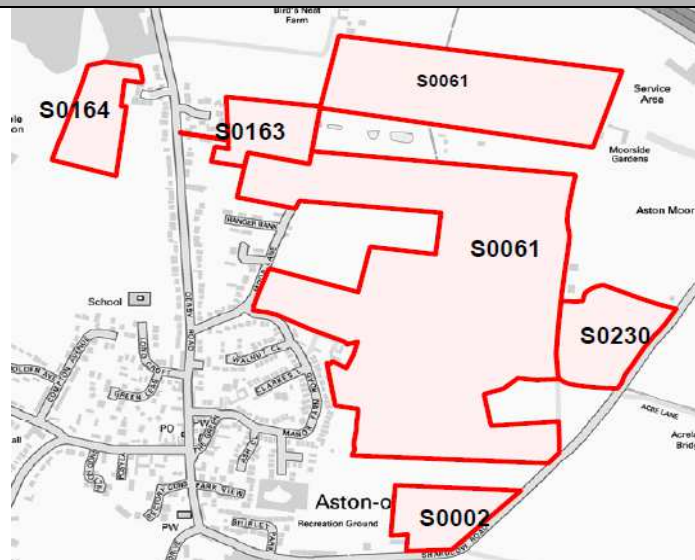
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby. Aston on Trent is a small village that is varied in character.

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

#### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site. The recreation ground is adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Aston; however the GP is part time.	
	Will it promote healthy lifestyles?		- Site is located within 800m of a sport pitch, the village centre however is within 1200m of Aston On Trent Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development would impact on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy which is at capacity and cannot expand to accommodate growth, although the scale of the site is unlikely to have significant impact on the school - There are two schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - The nearest Primary School is located within Aston on Trent. The school is exceeding capacity with 206 children attending the school with a capacity of 189 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepares by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 800m to bus stop to an hourly bus service to Derby. There is however no evening or Sunday service. - There are some local facilities (including shops and a primary school, community centre, post office, convenience shop, outdoor sports provision and). - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is a metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision within the village. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact on the local and strategic highway network is unknown, although it is unlikely to be significant, given the scale of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service (within 800m of the site) between Aston on Trent and Derby However, there is no evening service. - The provision of additional pedestrian/cycle links could improve the local PROW network. There is a proposal to establish a new greenway connecting to the Trent and Mersey Canal towpath - There is a metalled footpath adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

Version 1a

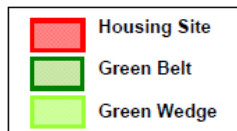
## Site xx: S0265. Land north of Derby Road and east of the A516, Etwall

### Description:

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

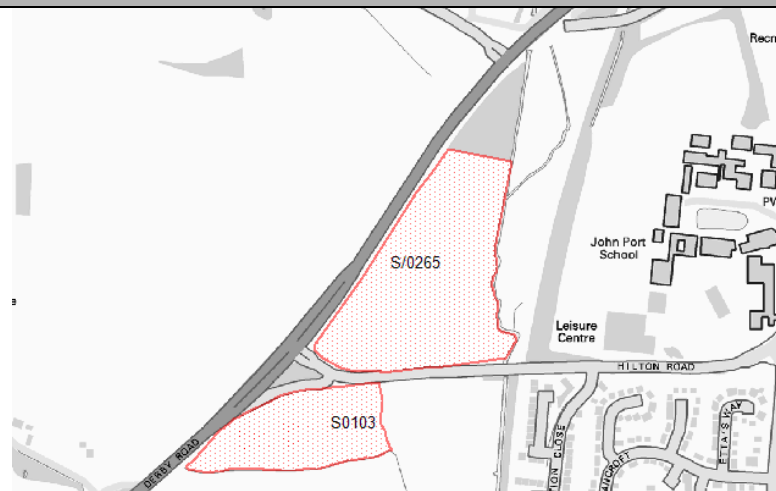
The site comprises agricultural land. It extends some 5.5ha and is currently in single ownership. There is high developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 900m of an SSSI.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	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 the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given local plan requirements would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 2.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of Etwall Primary School and a sports pitch and is within 1200m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School is nearing capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to a bus stop which provides an hourly service to Derby and Burton. There is a Sunday bus service every two hours. - There are the following local facilities within Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house, mostly within 800m of the site. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and leisure provision and healthcare. - The SHLAA submission suggests that part of SHLAA site could be released to John Port School to enable the expansion and enhancement of the school facilities.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development might have on traffic congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. - There is no metalled footpath adjacent to the site, which could connect the site to the village. - The site lies within 800m of access to an established greenway.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints - Super Fast broadband is 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate the existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

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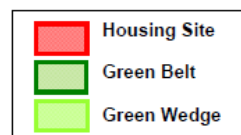
## Site xx: S0253. Land off Willington Road, Etwall

### Description:

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

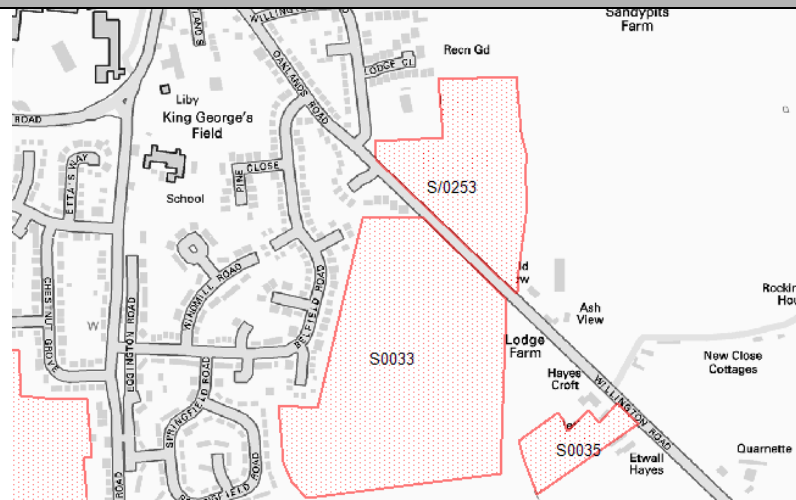
The site comprises agricultural land. It extends some 3.4ha and is currently in single ownership. There is low developer interest.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site, including open space adjacent to the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 3.8km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, a primary school and the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School is nearing capacity with 1957 children attending the school which has a capacity of 2070. - Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to Etwall Village and is within 800m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours. - There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is a metaled footpath adjacent to part of the south west of the site, which could connect the site to the village. There is no metaled footpath adjacent to most of the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education and open space and sports provision in the village. - No information regarding services has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is no greenway or cycle route adjacent to the site. - There is an hourly bus service between Etwall and Derby within 800m of the site. There is a Sunday bus service every two hours. - There is a metaled footpath adjacent to part of the south west of the site, which could connect the site to the village. There is no metaled footpath adjacent to most of the site.	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW, which has spare capacity. - There are no known water and electricity supply constraints. - Super Fast broadband is available.	

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

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

Version 1a

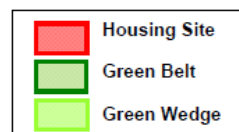
## Site xx: S0103. Land at Egginton Road, Etwall

### Description:

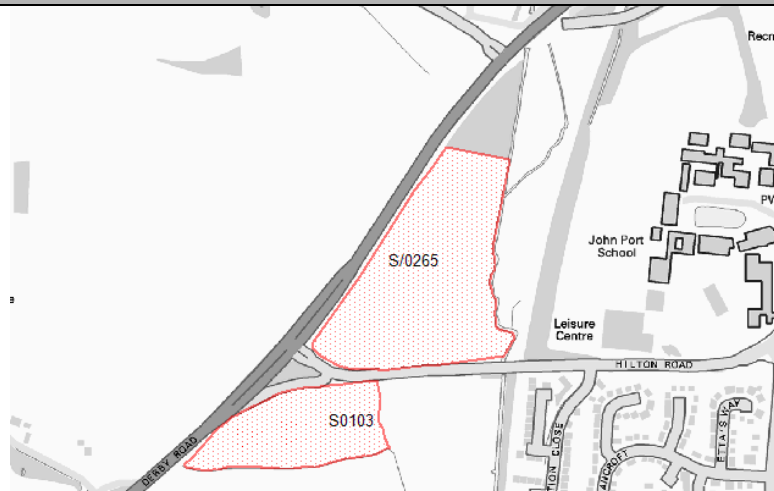
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 700m of a SSSI.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 800m of SD388, Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site masterplan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Development could lead to an increase in noise complaints, as a result of the proximity of the site to the A516.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Half of the site is brownfield and other half is greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land and/or Grade 2 poor quality land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- The site contains a small area of less and intermediate susceptibility to surface water flooding within the south west of the site. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Runoff for the previously undeveloped part of the site will be expected to match greenfield rates. Redevelopment of the brownfield area would normally be expected to result in a reduced run-off rate.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New housing development is likely to lead to an increase in energy use in aggregate terms. Homes in villages could perform less well in respect of this objective due to increased reliance on private transport to access local services and facilities.</li> <li>- The site is relatively well located in respect of day to day retail needs, and primary school and secondary school provision. The site is within 400m of an hourly bus service. The nearest supermarket is located within Hilton, 2.1km from the site. The site is located within 4km of the nearest employment sites over 10 ha (Hilton Depot).</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- May need to check views from Ashe Hall potentially could mitigate through design and screening</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 improves access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- 1.23ha of the site is brownfield and 1.23ha of the site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The majority of the site is located within the Needwood and South Derbyshire Claylands Landscape Character Area, however part of the southern edge of the site are located within the Trent Valley Washlands Landscape Character Area.</li> <li>- There are field trees within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by the A516 to the west, a road to the north and hedgerows and trees to the south and east.</li> <li>- Hedgerows, substantial areas of trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

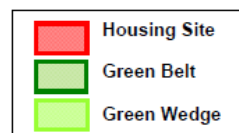
## Site 19: S0063. Land adjacent Sutton Lane and Hill Pasture, Etwall

### Description:

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

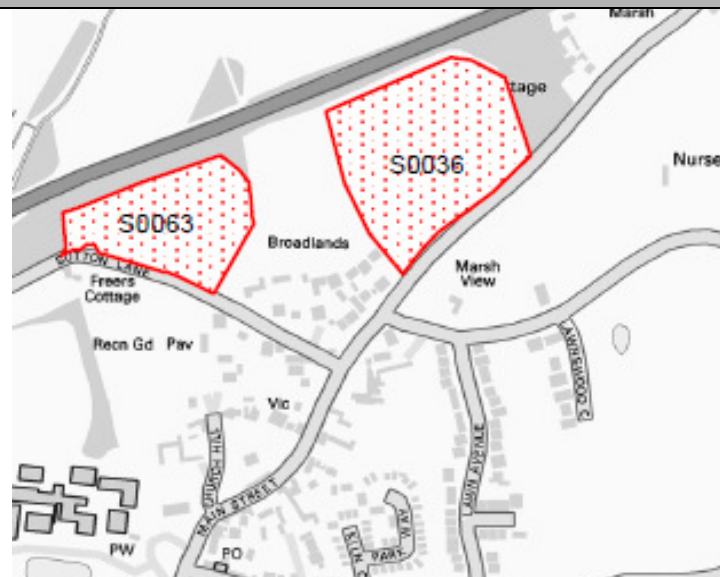
The site comprises a dwelling and its curtilage and a paddock. The site extends some 2ha and is currently in single ownership. There is a high level of developer interest on the site.

### Key



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

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

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is predominantly greenfield.</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1</li> <li>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>For The majority of the site development will be expected to reflect greenfield run off rates. For the previously developed part of the site, redevelopment would normally be expected to deliver better run-off rates than at present.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is relatively well located in respect of day to day retail needs, primary school and secondary school provision. The site is located with 800m of the village centre and within 400m of an hourly bus service. The site is 3.1km from a supermarket in Hilton and 4.1km from the nearest employment site over 10ha (Hilton Depot).</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 protect and enhance the cultural, architectural and archeological heritage of the district.	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.</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 predominantly greenfield.1.96ha of the site is greenfield 0.04ha 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 environment sensitivity</li> <li>The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area.</li> <li>The site slopes to the north east.</li> <li>Hedgerow faces Sutton Lane.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is well contained by A516 and tree to the north, trees and hedgerows to the east, Sutton Lane to the south and trees/woodland to the west.</li> <li>Hedgerows, substantial areas of trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

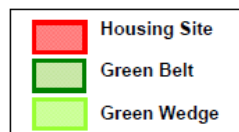
## Site 18: S0036. Land at OS part 1547, Derby Lane, Etwall

### Description:

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

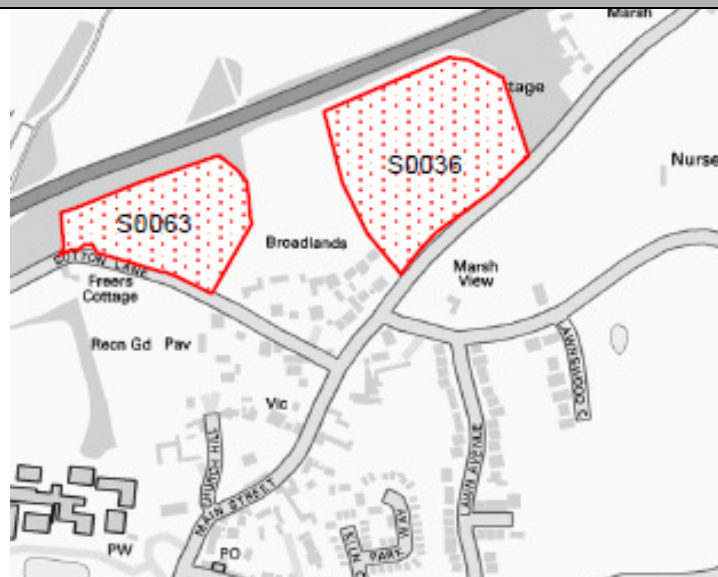
The site comprises of agricultural land. It extends some 3.38ha and is currently in single ownership. There is high developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located 350m from the site SD388 Mickleover Etwall Trail.	
	Could development affect protected species or BAP priority species?	No	- Potential for a number of protected or BAP Species within the site, or within 100m including Bats, Breeding Birds and hedgerows.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- site master plan submitted with a recent application indicates the provision of open space mainly to the north east of the site. <b>Based on incomplete data will need updating</b>	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs, although previous submissions have indicated that this could be via contributions to offsite provision.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would include plots for self build homes, residential care homes and dwellings for over 55s including one and two bed bungalows	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- As above	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would not include provision for travelling communities based on most recent plans	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis. - Proposed 60 bed Care home could support approximately 13 qualified nurses and 31 care assistants according to recent planning submission	
	Will it improve average incomes in the District?		- The proposed development is unlikely to have any material effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services. - Development would also deliver jobs in the 'health sector'	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops on site but could deliver a new 'community hub' in the village.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a

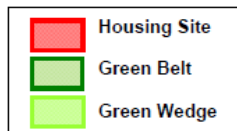
## Site xx: S0035. Nether Hayes, Willington Road Etwall

### Description:

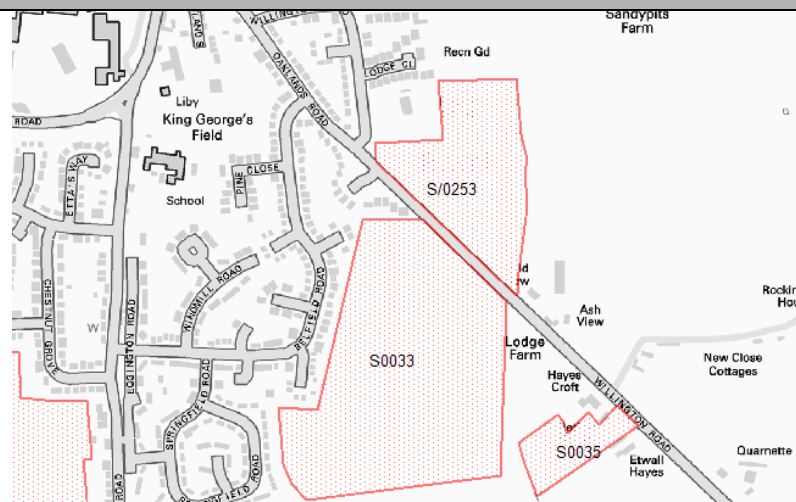
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located 1.4km away of SD401 Toyota Balancing Pond.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not proved the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by the site promoters in respect of the likely mix proposed on site, although given the scale of the scheme and given the local plan requirements development would be expected to make provision for affordable home subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within km of the site. The nearest GP is located within Hilton 3.7km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of the village centre and sports pitch, however is more than 1200m to Etwall Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development would affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- John Port School is nearing 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new additional housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house. - There is no metaled footpath adjacent to the site on Willington Road which could connect the site to the village. The nearest footpath is approximately 400m from the site on Willington Road. - The site is detached from the main built up area of Etwall. The site is in in excess of 800m of an hourly bus service between Etwall, Burton and Derby. There is a Sunday bus service every two hours	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development of the site would have on traffic congestion, although it is unlikely to be significant on a site of this size.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Etwall, Burton and Derby. There is a Sunday bus service every two hours. The site however is in excess of 800m from the service. - There is no metaled footpath adjacent to the site on Willington Road which could connect the site to the village. The nearest footpath is approximately 400m from the site on Willington Road. - There are no existing or proposed cycle routes adjacent to the site,	
	Will it make the best use of other infrastructure?		- There site would be serviced by Etwall WWTW , which has spare capacity, although there is no mains sewage. - There are no known water or electricity supply constraints - Super Fast broadband is 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regnant existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a

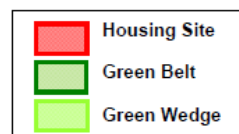
## Site xx: S0006. Land at Egginton Road, Etwall

### Description:

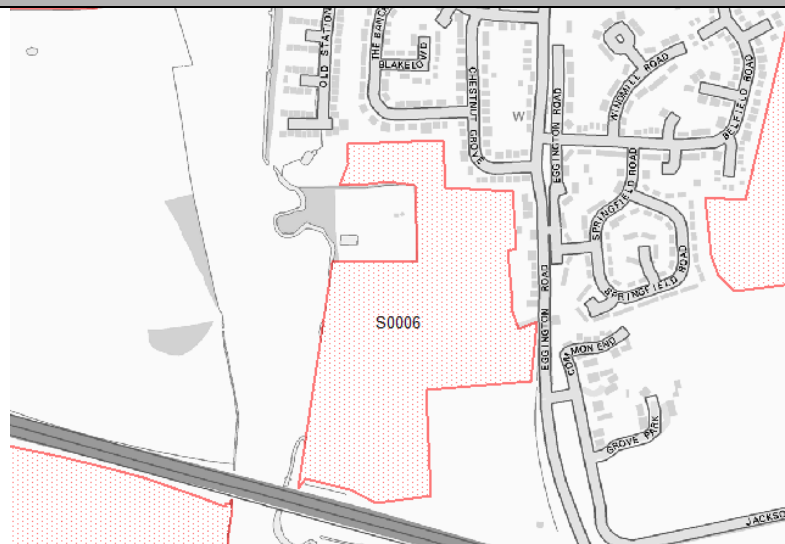
Etwall lies towards the north west of the District, and is located approximately 12km from Derby city centre and 19km and 12km to Swadlincote and Burton town centres respectively. The village is bordered by the A516 to the north and the A50 to the south.

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

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The site is located within 300m of County Wildlife Site S201 Land off Lucas Lane, Linton Common. The County Wildlife Site however is separated from the site by the A50. - The site is located within 200m of Potential Wildlife Site AD048 Etwall Sewage Works; however the site separated from the Potential Wildlife Site by the A50.	
	Could development affect protected species or BAP priority species?	No	- BAP and protected species on site or potentially onsite include, Bats, Hedgehog, polecat, Great Crested Newt, Common Toad, Breeding Birds. There are also mature trees and BAP hedgerow.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Limited information held. The concept master plan for the site suggests additional planting and landscaping buffers	
	Will it protect sites of geological importance?	Yes	- The site is located within 1km of a regionally important geological site. Development of the site however would not affect the RIG.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Information held indicates that a mix of homes including tenure types will be located on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- The concept master plan for the site suggests that the site would be able to accommodate open space, in the form of 500m2 play area and an open space with play area 500m2. In addition there is open space between the housing development and the sewage treatment works.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Hilton 3.2km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of Etwall Primary School and a sports pitch and is within 1200m of the village centre.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development.</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Transport Assessment for the site indicates that development will not have any impact on existing road traffic accidents levels around the site</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- John Port School is nearing capacity with 1957 children attending the school which has a capacity of 2070.</li> <li>- Etwall Primary School is exceeding capacity with 279 children attending the school with a capacity of 259.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the gradient and flood risk would need further assessment.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There are the following local facilities within the Etwall: Convenience Store, Primary School, Village Hall, Dentist surgery, indoor/outdoor leisure, Post Office and public house.</li> <li>- There is a metalled footpath adjacent to the site on Egginton Road which connects the site to the village.</li> <li>- The site is adjacent to the village and is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sport provision in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development could have limited effects on the local highways network, although the TA to support the planning application indicate that these can be mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service between Etwall and Derby. There is a Sunday bus service every two hours.</li> <li>- There is a metalled footpath adjacent to the site on Egginton Road which connects the site to the village.</li> <li>- An established greenway runs along the western boundary of the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There site would be serviced by Etwall WWTW, which has spare capacity.</li> <li>- There are no known water and electricity supply constraints</li> <li>- 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Etwell and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not generate the existing built up area. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. To date information to support an outline application have been submitted.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation, during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout showing this information)	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

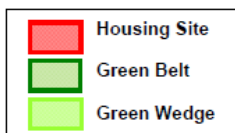
## Site 32: S0203. Land west of Station Road, Hatton

### Description:

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

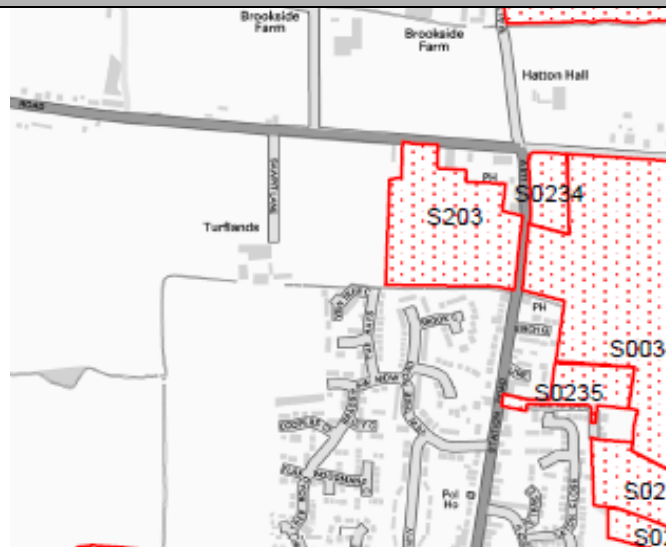
The site extends some 3.6ha, however it has been suggested that the developable area of the site is 2.8ha. The site is currently in single ownership and there is a high level of developer interest on the site.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 1.9km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton, which is nearing capacity with 237 pupils attending the school with a capacity of 240.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located away from the existing village. - Bus stops are located close to the site on Station Road (within 400m). The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 1200m of the village Centre, although there are a number of shops/facilities located within 800m of the site. - There is a footpath adjacent to the site on Station Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion, although the delivery of a new road to service Hatton as part of the Local Plan Part 1 Should help improve congestion locally.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Hatton and Burton and Derby - There is a footpath adjacent to the site on Station Road, which would connect the site to the village. - There are PROW through the site. - There is a greenway within 800m of the site	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband expected 2015	

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

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

Version 1a

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

### Description:

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

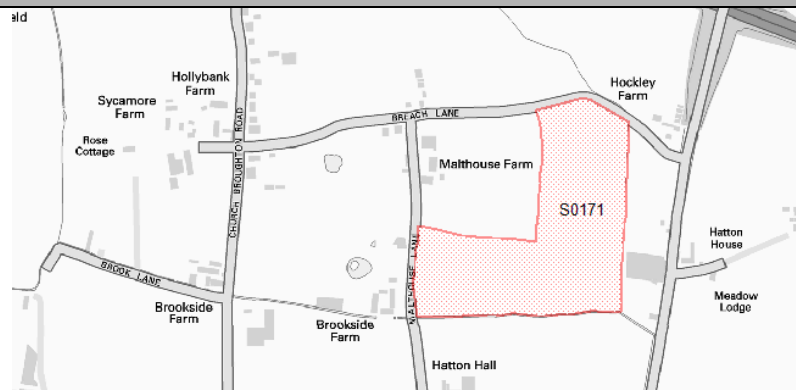
The site comprises of agricultural land. It extends some 7.14ha and is currently is single ownership. There is low developer interest.

### Key



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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 of SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix of on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a contribution to on-site open space and leisure provision, but no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 2.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within excess of 1200m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton, which is nearing capacity with 237 pupils attending the school with a capacity of 240.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located within 400m. The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is in excess of 1200m of the village Centre. - There are no footpaths adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health and education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Hatton and Burton and Derby - There is no footpath adjacent to the site, which could connect the site to the village. - There are PROW through the site from west to east - There are no greenways adjacent to this site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband expected 2015	

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

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

Version 1da

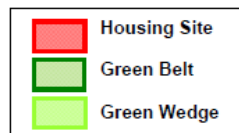
## Site xx: S0152. Scropton Road, Hatton

### Description:

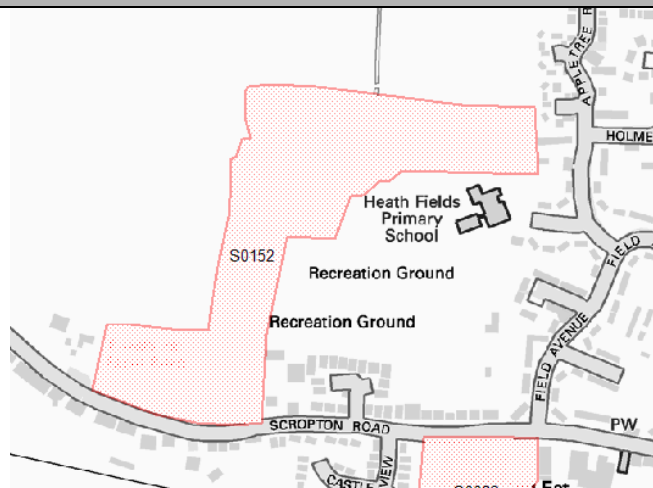
The site is located on the south west of Hatton village, which is around 15 km to Derby city centre and just over 17 km to Swadlincote town centre.

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

#### Key



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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 of SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix of on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in 1.4km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development. - There are no identified impacts from the site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
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 is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is located within Hatton, which is nearing capacity with 237 pupils attending the school with a capacity of 240.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. - Bus stops are located within 800m on Station Road. The service provides an hourly service to Derby and Burton and a service every two hours on Sundays. - There are some local facilities, including a primary school, convenience store, village hall, outdoor leisure, post office and public house. - The site is within 800m of the village Centre. Although there is no footpath immediately adjacent to the site. The closest footpath is on the opposite side of Scropton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of health, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Hatton and Burton and Derby within 800m of the site. - There is no footpath immediately adjacent to the site. The closest footpath is on the opposite side of Scropton Road. - There is an existing PROW along part of the eastern boundary of the site - There is no existing or proposed greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues of electricity distribution in this area and development could require improvements to local distribution network. - Development may also require improvements to the local water supply network, which would be serviced by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or sewage network - Super Fast broadband expected 2015	

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

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

Version 1a

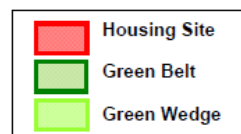
## Site 41: S0236. Site at Derby Road, Hilton

### Description:

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

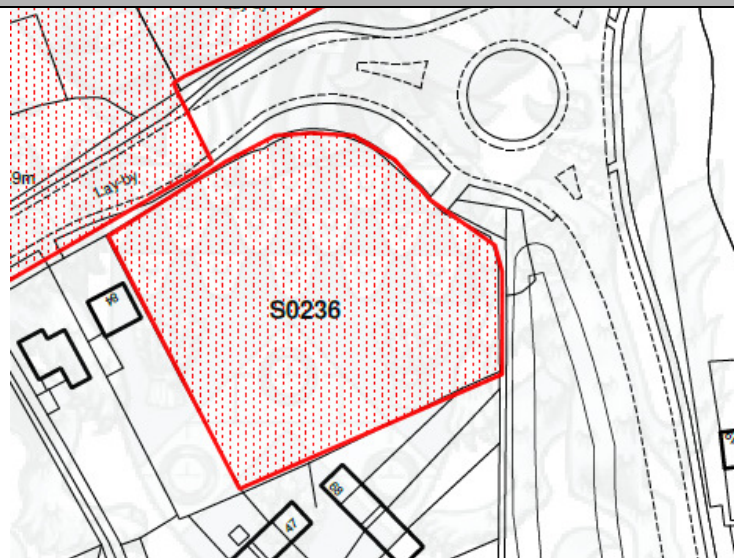
The site comprises a paddock area. It extends some 0.43ha, is currently in single ownership and there is high developer interest.

### Key



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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 1km of a Site of Special Scientific Interest, although the site is located to the north of the A50 and A516 interchanges.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away at SD067 Etwall Railway Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. This is reinforced by ecological appraisal of the site in support of application 9/2013/0111	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Supporting evidence submitted with outline planning application 9/2013/0111 states that any additional planting required will be as part of a landscaping scheme submitted at reserved matters.	
	Will it protect sites of geological importance?	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	- No affordable housing is proposed with granted outline permission 9/2013/0111.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Outline planning permission proposes only 4 bed dwellings.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton 700m from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including primary school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- The development will have no impact in respect of road safety according the transport note submitted with the planning application for the scheme.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils. - A new primary school is proposed on the consented Hilton Depot Site	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline permission 9/2013/0111 proposes no affordable housing on the site. Due to the sites size development would not be required to provide affordable housing. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is within 400m of bus stop V1, which provides an hourly service to Burton and Derby and an evening and weekend bus service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a footpath adjacent to the site on Derby Road which would connect the site to the existing village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Developers of outline permission 9/2013/0111 offers contributions for education, health and off site open space provision. Additional development in Swadlincote could help to support existing bus services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The site will have no significant impact on highway congestion due to the minimal scale of the development proposal. This is conformed in transport note supporting planning submission.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop is within 400m of bus stop V1, which provides an hourly service to Burton and Derby and an evening and weekend bus service. - There is a footpath adjacent to the site on Derby Road which would connect the site to the existing village. - There is no greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

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

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

Version 1a

## Site 40: S0224. Site at Elm Tree Farm, Lucas Lane, Hilton

### Description:


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

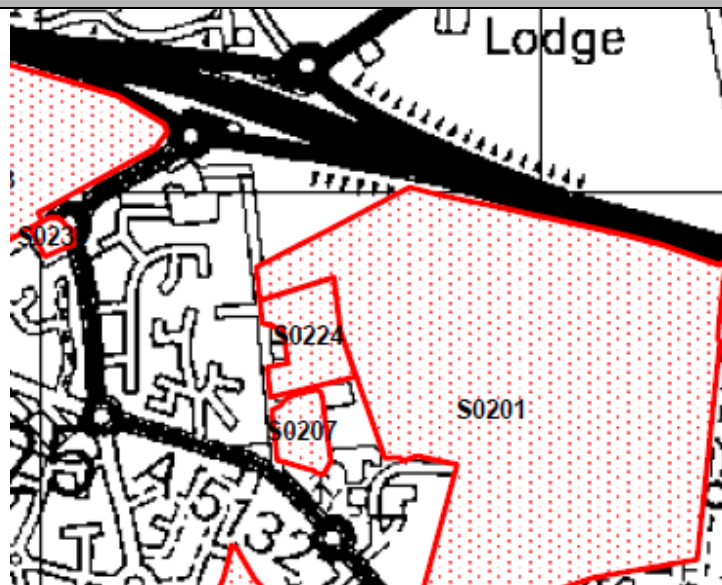
The site comprises pasture lane. It extends some 2.84ha and is currently in single ownership. There is low developer interest.

### Key

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

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MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 700m of SD067 Etwall Railway Road. - Potential Wildlife Site SD R260 Elm Tree Farm Meadow is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make an on-site contribution toward open space or recreation provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 900m of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services including village centre and primary school, however is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils. - A new primary school is proposed as part of the consented Hilton depot Housing Scheme	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the potential contamination would require further assessment. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Hilton. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service). There is no evening and weekend service. Bus Stop for V1 is within 1200m away. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house all within 1200m. - There is a footpath adjacent to the site on Lucas Lane, which would connect the site to the existing village. An established greenway lies within 600m to the south	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Burton and Derby within 400m of the site, which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m of the site and provides an evening and weekend service. - There is a footpath adjacent to the site on Lucas Lane, which could connect the site to the existing village. - An established greenway lies within 600m to the south	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

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

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

Version 1a

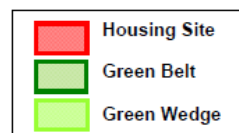
## Site 39: S0207. Site at Hargate Lodge, Lucas Lane, Hilton

### Description:

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

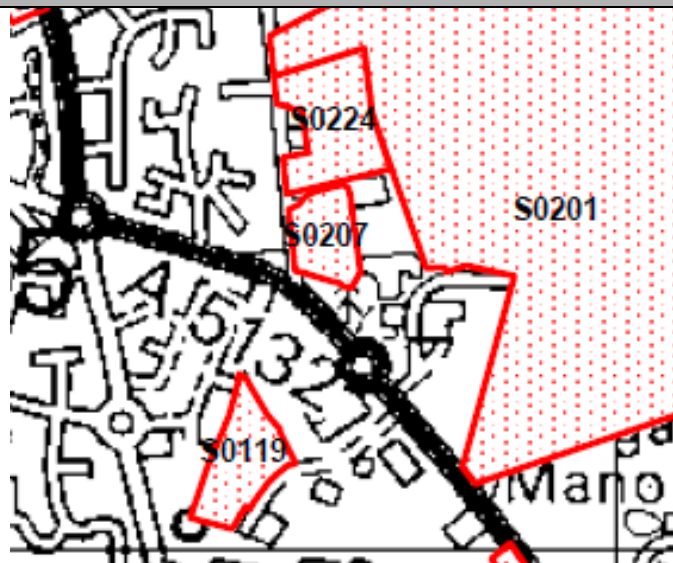
The site comprises a dwelling and its curtilage. The site 1.48ha, of which, 1.44ha of the site is greenfield and 0.04ha of the site is brownfield (extent of existing dwelling house). The site is currently in single ownership and there appears to be no developer interest on the site currently.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Hilton within 800m of the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m of key services, including primary school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils - A further primary school is proposed on the consented Hilton Depot Site.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away and provides evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house within 1200m of the site. - There is a metalled footpath adjacent to the site on Lucas Lane and Egginton Road, which could connect the site to the village.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education, open space and sports provision and healthcare, Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have any significant impact on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away which provides evening and weekend service. - There is a metalled footpath adjacent to the site on Lucas Lane and Egginton Road, which could connect the site to the village - There is no greenway adjacent to the site, although one lies within 500m, to the south..	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

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

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

Version 1a

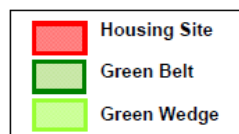
## Site xx: S0201.Land off Lucas Lane, Hilton

### Description:

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

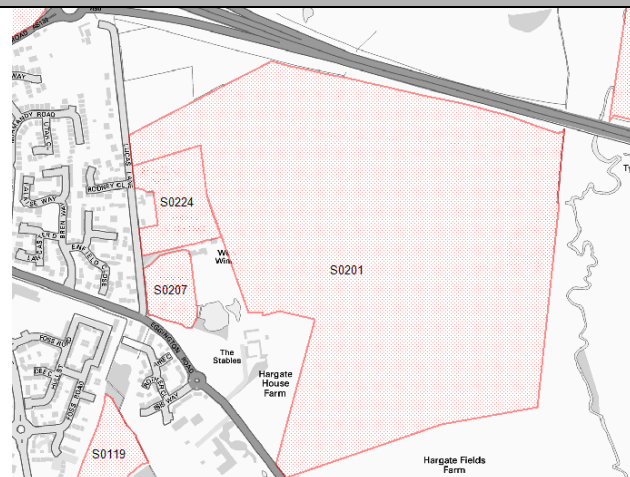
The site comprises agricultural land. It comprises 50.4ha and is currently in single ownership. There is medium developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a significant contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution toward the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Hilton within 110m of the site.	
	Will it promote healthy lifestyles?		- Site is in excess of 1200m from key services including village centre, primary school and a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils. - Additional primary school to be built in the village as part of the consented Hilton Depot Site.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m away, which provides an evening and weekend bus service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house, although most of these are more than 1200m away by road or on foot. Additional facilities including a leisure centre and library, exist in Etwell, although these too are more than 1200m from the centre of the site. - There is a footpath adjacent to the site on Egginton Road which would connect the site to the existing village. An established greenway forms the eastern boundary of the site, connecting to the centre of Hilton and to Etwell and Derby.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards education and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by the site promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Burton and Derby within 400m of the site, which does not provide an evening and weekend service. Bus Stop for V1 is within 1200m of the site and provides an evening and weekend bus service. - There is a footpath adjacent to the site on Egginton Road which would connect the site to the existing village. - An established greenway forms the eastern boundary of the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development although post development noise generation would be consistent with nearby land uses. However proximity to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site is located within flood zone 1, however a small amount of the eastern boundary of the site is located within flood zone 2 and 3a.</li> <li>- There is no indication of surface water flooding within the majority of the site. However the site does contain areas of less, intermediate and more susceptibility to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly bus service; however is in within 1200m to the village centre. The site is within 2km of an employment area greater than 10ha, at Hilton Business Park. The nearest supermarket, At Hilton, is some 1.6km from the centre of the centre of the site. John Port Secondary School is some 1.9km from the centre of the site by greenway.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development could affect the setting of Hargate farmhouse a listed building.</li> <li>- Hargate Lodge appears on 1<sup>st</sup> edition OS and may be a heritage asset</li> <li>- HERS19804 Etwell Ridge and Furrow is located within the north east of the site.</li> <li>- Development will have unknown effects</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development and hedgerows and field trees. And the A50 to the North, existing development and Lucas Lane to the east.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

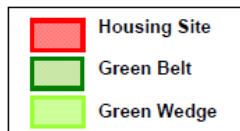
## Site 37: S0119. Land off Egginton Road, Hilton

### Description:

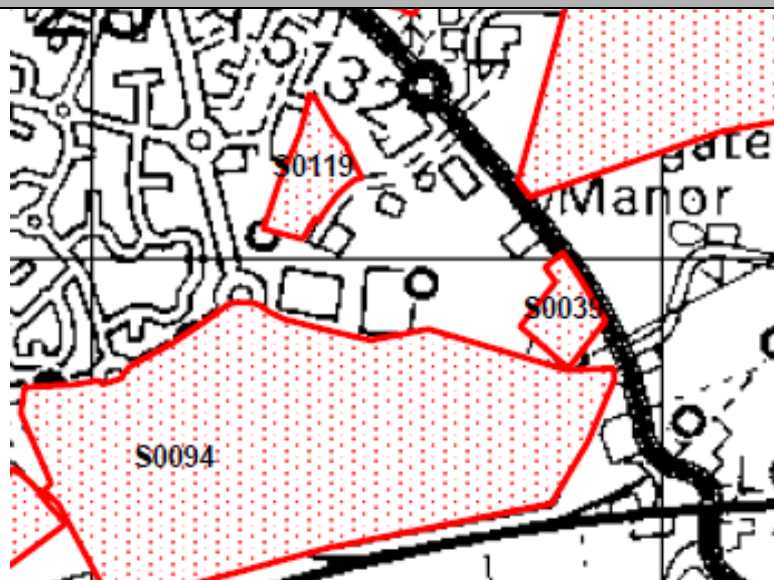
Hilton lies to the north west of the District. The village is 14 km to Derby and 16km to Swadlincote.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. The site however is located within 1100m of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m away at SD335, Egginton Junction Gravel Pit.	
	Could development affect protected species or BAP priority species?		- Potential Wildlife Site SD383 Don Amotts Site covers the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No records held indicating protected or BAP species within 100m of the site. <b>Add data on minerals safeguarding issues on receipt</b>	
	Will it protect sites of geological importance?		- 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.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- There is no regionally important geological site within this area or within 1km 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?		- Site could contribute towards the delivery of affordable housing to meet local needs.	
	Will it improve the suitability of new homes for older and/disabled 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 provide sufficient housing to meet existing and future need?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it reduce the number of unfit or empty homes?		- 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 meet the needs of travelling show people?		- Site will not bring empty homes back into use or improve unfit homes.	
			- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m of the site.	- Ensure new development conforms with the policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Hilton 620m from the site. (This distance is however subject to a footpath from the site to Foss Road, the distances to the key services would increase).	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, and 1200m of a primary school and village centre. However if there is no footpath from the site to Foss Road, the distances to the key services would increase.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known whether development will affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils. - A further primary schools will be built as part of the consented Hilton Depot scheme.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus stop for V1 is within 1200m of the site, which provides and evening and weekend service. (These distances are however subject to a footpath from the site to Foss Road, the distances to the key services would increase) - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metalled footpath on Foss Road which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what affect development will have on highway congestion.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it increase the proportion of journeys using modes other than cars?		- The site is adjacent to the existing village. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus stop for V1 is within 1200m of the site and provides and evening and weekend service. (These distances are however subject to a footpath from the site to Foss Road, the distances to the key services would increase). - There is a metalled footpath on Foss Road which could connect the site to the village. - Site lies adjacent to an established greenway and this can be used, together with connecting metalled paths, to access most village services	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

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

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

Version 1a

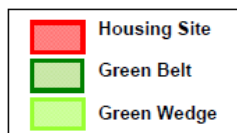
## Site 36: S0039. Land adjacent to the Mandarin, Egginton Road, Hilton

### Description:

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

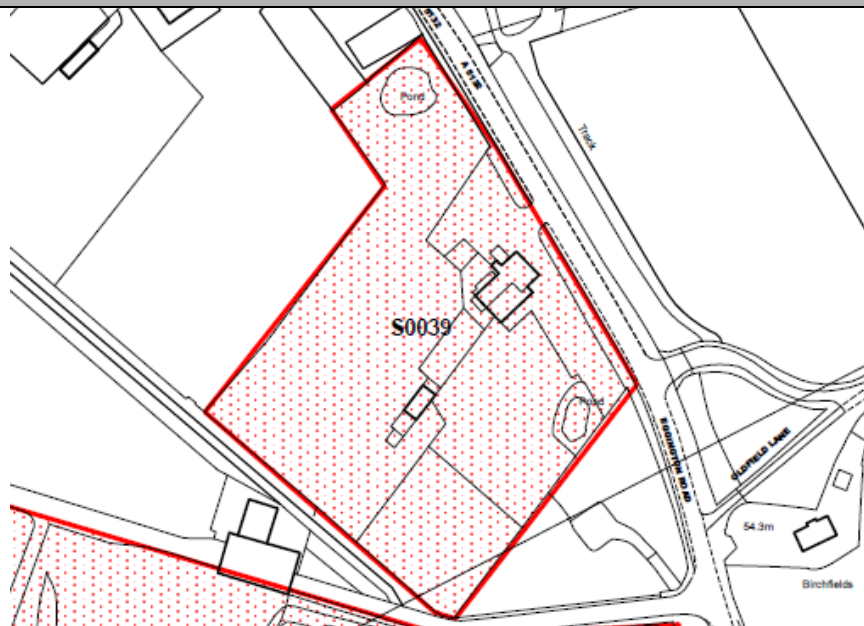
The site is a predominantly greenfield site, which contains a restaurant. It extends come 1.44ha, however the site area that is developable is 1.22ha (the restaurant would be retained). The site is currently in multiple ownership, but the owners are willing to develop the site for residential use and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

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD335 Egginton Junction Gravel Pit. - Potential Wildlife Site SD383 Don Amotts site is within 250m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site. However the closeted regionally important geological site is just over 1km away.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would make a limited contribution towards improving open space and leisure on-site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Hilton 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is within 1200m key services, including sports pitch, primary school and the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils. - A further primary school will be constructed on the consented Hilton Depot Site	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the physical constraints on viability would need further assessment. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Hilton. Bus stop is within 400m of V2 bus service to Burton and Derby (an hourly service), which does not provide an evening and weekend service. Bus Stop for V1 is over 1200m away, which provides and evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house, although most lie further than 1000m from the site. - It is possible to reach the shops at the village centre using the adjacent greenway and metalled footpath.	- Ensure Development reflects policy Inf2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
	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	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Burton and Derby within 400m of the site, which does not provide an evening and weekend service. Bus Stop for V1 is over 1km away, which provides and evening and weekend service. - It is possible to reach the village centre and other facilities via the greenway and metalled footways. - There is an established greenway adjacent to the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

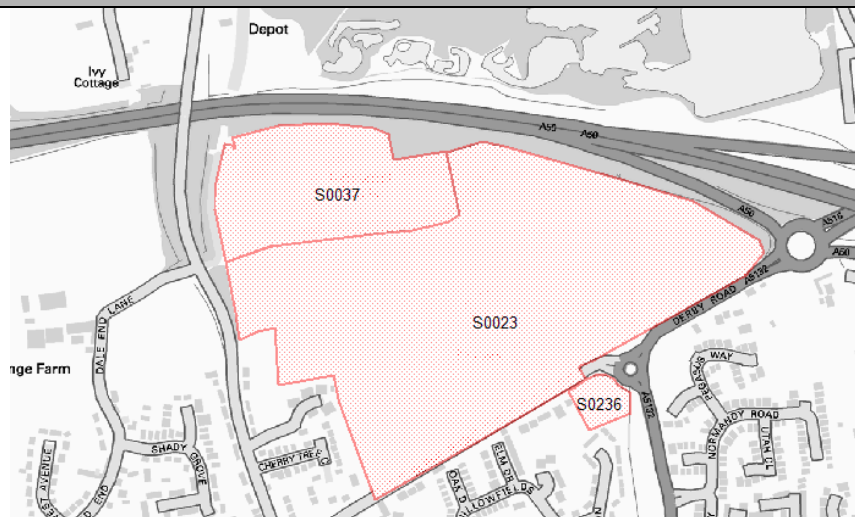
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes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

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

Version 1a

**Description:**

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



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Hilton, 1400m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school and village centre; however is within 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils. - A further primary schools is planned as part of the consented Hilton Depot site	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However potential contamination from the existing use would need further investigation to understand the impact on viability. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is no metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is no cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

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

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

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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development on this scale could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Hilton, 760m from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Hilton Primary School, which is exceeding capacity with 845 pupils attending the school with a capacity of 770 pupils. - An additional primary school will be developed in the village as part of the consented Hilton Depot site.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the existing village. The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There are good local service facilities within the village: convenience store, primary school, village hall, doctor's surgery, outdoor leisure facilities, post office and public house. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward new education, open space and sports provision and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is adjacent to the existing village. The site is within 400m of an hourly bus service to Burton and Derby, which provides an evening and weekend service. - There is a metalled footpath adjacent to the site on Derby Road which could connect the site to the surrounding area. - There's an existing PROW within the site within the site to the east. - The site lies adjacent to an off-highway cycle route.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband expected 2015.	

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

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

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## Site 9: S0014 Land South of the Mease Hilton.

### Description:

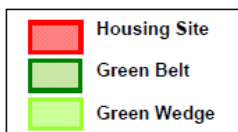
Potential Strategic sites are located on the outskirts of Hilton to the north, east and south.

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

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

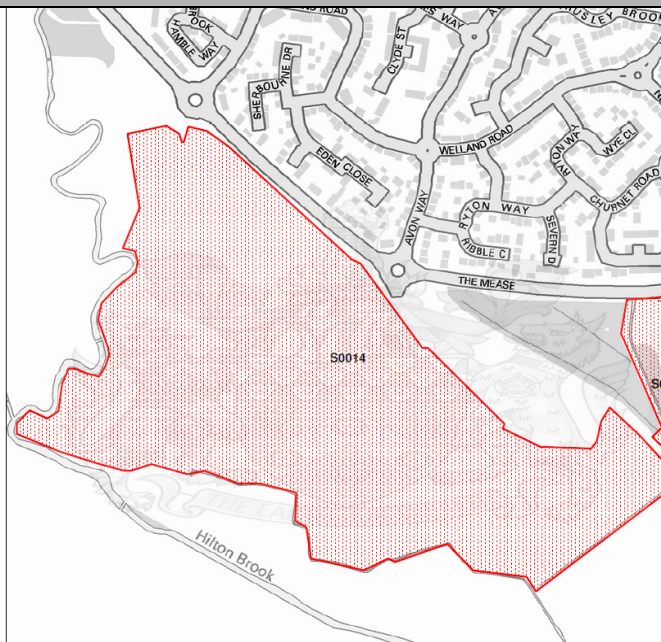
The sites is within single ownership and there is limited developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible is in accordance with BNE3,
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) is located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need, in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- The site is an urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to include provision for travelling communities	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Site would be likely to deliver open space on site and potentially improvements within 1200m	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan,
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- There are existing healthcare facilities are located In Hilton (Welland Road) (1200m) and Tutbury (>3km) (Monk Street). Both are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?		- The site is located within 400m of a sport pitch and within 1200m of the village school and local centre. - Could connect to an existing PROW network in this area.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain in respect of this objective.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity, - The nearest primary school is Hilton Primary School. This school is at capacity and has no capacity to expand. - It is unknown whether this site would include proposals to bring forward a new primary school.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective.	
To promote social 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 additional affordable housing in a location identified in the Strategic Housing Market Assessment, as in need of further homes.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		- The nearest bus stop is located less than 400m away from the site on Avon Way. - Local facilities include; shops, primary school, community centre, post office, convenience shop, outdoor sports provision and a mobile library service. - Secondary School provision is at John Port.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads. - The junction of the A5132 and The Mease would be unlikely to have sufficient capacity to accommodate all proposed development to the south of the village.	- Requirements for Green Travel Plans, or other measures to secure non car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. - The village has relatively good service provision and is well related to nearby employment sites which could help reduce the need to travel. - The site is well related to local bus service provision.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area. - Superfast broadband coverage expected to be delivered commercially by 2016	

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

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

Version 1a

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

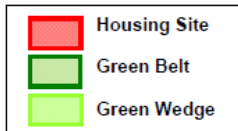
### Description:

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

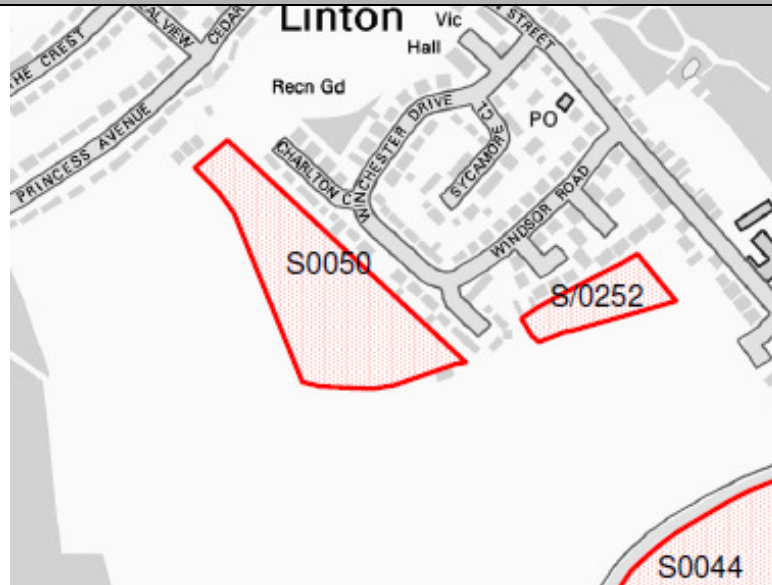
There are a number of further sites in the village capable of accommodating growth.

This site comprises Residential land, vacant workshop and greenfield land. The site area is around 0.54ha of which around a third is identified as brownfield. There are no physical, or environmental constraints identified although access is constrained. have been identified. There is a high level of developer interest in the site.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the limited creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a limited and temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing rural shop and other services in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that this proposal would deliver additional shops or services within the site given the scale of the proposal. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is part previously developed and will provide limited potential to regenerate an existing area. - The contribution this site could make in respect of urban design is unknown and will be determined by the detailed layout, design and construction put forward by developers.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development is partially brownfield. It is unclear whether existing materials are available on site which can be reused on site.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- Given the scale of the site there is unlikely to be significant potential to accommodate waste infrastructure on site such as bring sites - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There may be potential to reuse demolition waste onsite. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a

## Site 45: S0107. Land off High Street, Linton

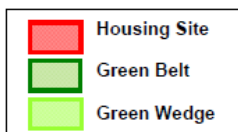
### Description:

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

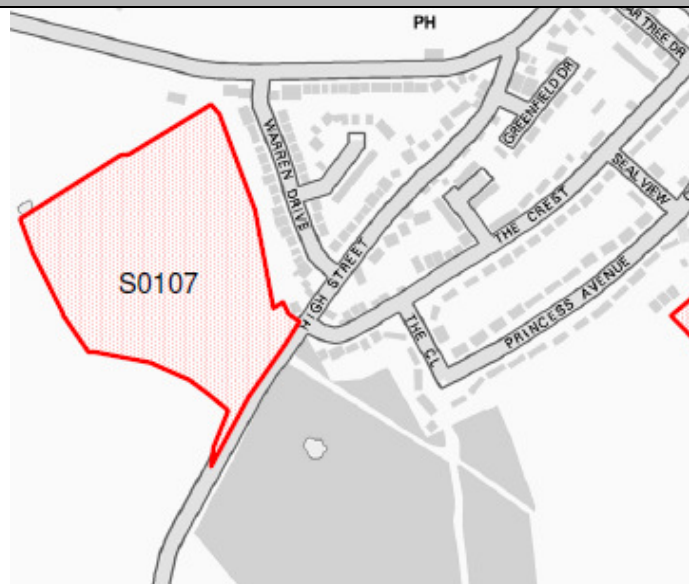
There are three further sites in the village capable of accommodating growth; the first is located on the north side of Linton Heath, the second is off Windsor Road, and the third is land adjacent Heath Close, Colliery Lane.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of SD166 (Netherseal Colliery Line)) from its closest edge, although no part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?	No	- Evidence submitted with planning application 9/2013/0689 indicates that there is a Great Crested Newt breeding pond some 80m from the site. Hedgerows and ditches along the eastern boundary of the site present potential sheltering and foraging habitat. There is also some hibernation habitat along the southern edge of the site. Mitigation proposed to ensure that no protected species will be harmed and compensatory habitat provided to mitigate habitat loss.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Planning application 9/2013/0689 indicates that the development will include a diverse range of habitats including additional native trees, grassland and hedgerows.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Planning application 9/2013/0689 indicates that development will provide a mix of housing to meet the needs of the area. Other than extent of affordable housing, overall mix to be determined at the reserved matters planning application stage	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. This will be determined at the reserved matters planning application stage.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Planning application 9/2013/0689 indicates that the development will include the provision of an area of public open space measuring approximately 1.20 hectares, which would also include a play area, located towards the middle of the site and a balancing pond at the southern corner.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km).</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton,</li> <li>- Site is located within 800m of the village sports pitch/park and within 1200m of the store/post office, village hall and school</li> <li>- Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- In relation to planning application 9/2013/0689, the Crime Prevention Design Adviser has no issues with the principle of residential development in this area and supports the intended location of the area of public open space and play area as it would integrate better into the development and have better supervision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The Transport Assessment submitted with planning application 9/2013/0689 indicates a very low incidence of road accidents, indicating that the development of the site does not present a material road safety issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity to accommodate some additional growth.</li> <li>- The nearest primary school is Linton Primary school, which is likely to be able to accommodate limited growth.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of INF6</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing will deliver new affordable housing in this area, for which there is an identified need in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Bus service more frequent than hourly, but the nearest bus stop is within 800m from the site.</li> <li>- There are some local facilities (including convenience store/post office, a primary school, village hall, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is at Pingle in Swadlincote, which has spare capacity.</li> <li>- The nearest major employment sites are at Cadley Hill and Tetton Point, less than 4km away.</li> <li>- There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary.</li> <li>- Planning application 9/2013/0689 indicates that a 2m wide footway will be provided along the site frontage.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects INF2</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Conditions and obligations associated with planning consent 9/2013/0689 make provision for open space provision. Development will help support the existing store and post office in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The Transport Assessment submitted with planning application 9/2013/0689 indicates that there are no material traffic impacts associated with the residential development of this site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a half hourly bus service between Linton and Swadlincote, within 800m of the site.</li> <li>- There are three public footpaths within the site; FP 14 follows the eastern boundary, FP 15 crosses the site diagonally on a northwest/southeast axis and FP 16 follows the northern boundary.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- Planning application 9/2013/0689 indicates that there are no concerns or engineering difficulties anticipated with serving the new development with gas, water, electricity or telecommunication connections.</li> <li>- Super Fast broadband expected 2015</li> </ul>	

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

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

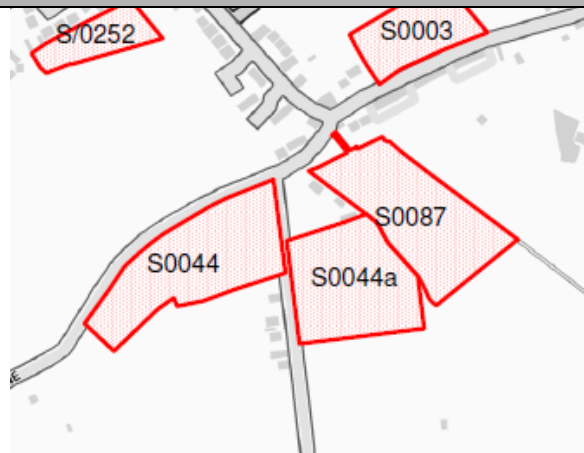
## Site 44: S0087. Land adjacent to Heath Close, Colliery Lane, Linton

### Description:

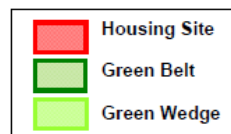
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

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

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



Key



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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located more than 300m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development would support the creation of construction based jobs on a temporary basis.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a

## Site 43: S0050. Land off Windsor Road, Linton

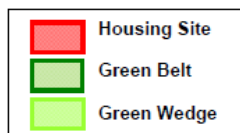
### Description:

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

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

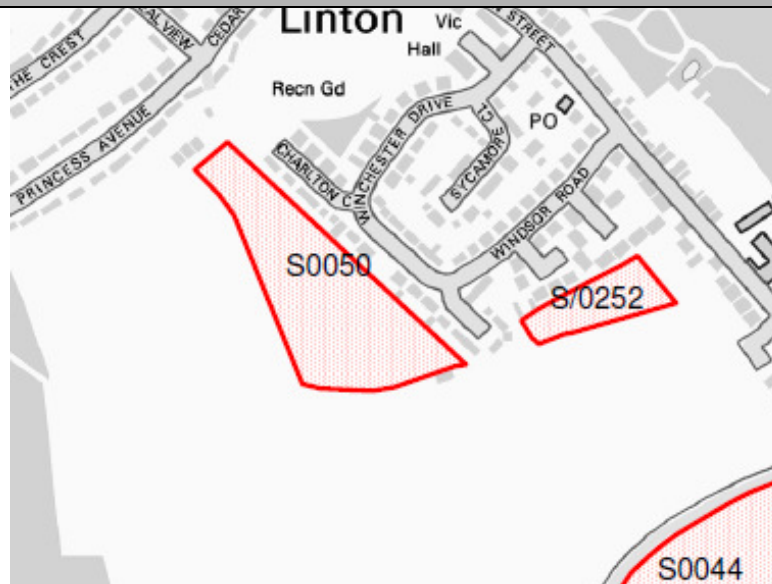
This green field site is agricultural land surrounded by residential development. The site area is 2.15ha and no physical, environmental or access constraints have been identified. The site is in single ownership and there is a medium level of developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver new on site provision and/or improve existing facilities located at the adjacent Linton Recreation Ground</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF8 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km). Development could potentially help fund improvements to local medical facilities where these do not have capacity to accommodate growth,</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village store/ post office, school and sports pitch/park.</li> <li>- A public right of way passes through the site, connecting to the wider network</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity to accommodate some additional growth.</li> <li>- The nearest primary school is Linton Primary school, which is likely to be able to accommodate limited growth.</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 would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to rightmove</li> <li>- There is an identified need for affordable housing in this area toward which a site of this scale could contribute.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Half hourly bus service to Swadlincote and Burton within 400m.</li> <li>- The site is well related to main facilities in the village which are within 800m of the site.</li> <li>- There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is The Pingle School in Swadlincote some 7 km from the site.</li> <li>- There are employment opportunities at Cadley Hill and Tetton Point, less than 4km from the site.</li> <li>- There is a metalled path from the site to the village</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The impacts of the development of this site on highway congestion are unknown</li> </ul>	<ul style="list-style-type: none"> <li>- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of a half hourly bus service between Linton and Swadlincote.</li> <li>- A public right of way passes through the site, connecting to the wider network.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband expected 2015</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development would support the creation of construction based jobs on a temporary basis.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

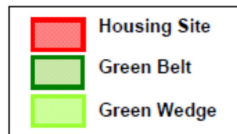
## Site 44: S0044a. Land adjacent to Sealwood Lane, Linton

### Description:

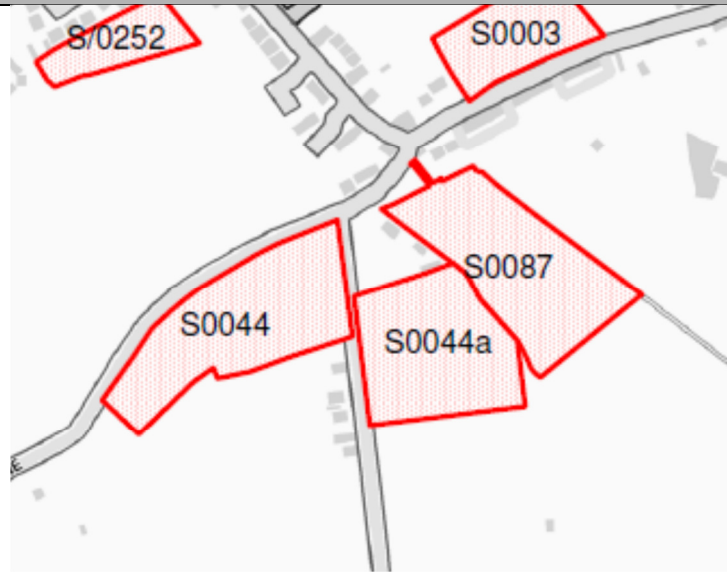
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3..
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located more than 300m from the nearest non statutory wildlife site or Local Nature Reserve.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver new or improve existing facilities both on site and 700m away at Linton Recreation Ground</li> <li>- Site would deliver informal open space provision through National Forest Tree Planting and on-site open space provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF8 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located in Church Gresley (3km) and Overseal (2.5km)</li> <li>- Development could help fund improvements to local medical facilities where these do not have capacity to accommodate growth.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no defined village centre in Linton</li> <li>- Site is located within 800m of the village store/post office, the village school and sports pitch/park.</li> <li>- Established public rights of way lie within a short distance of the site.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Pingle, Swadlincote, which has capacity to accommodate some additional growth.</li> <li>- The nearest primary school is Linton Primary school, which is likely to be able to accommodate limited growth subject to the provision of developer obligations</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 would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, although homes are relatively affordable in this area standing at £153,255, in July 2015, according to Rightmove</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Half hourly bus service to Swadlincote and Burton within 400m.</li> <li>- The site is well related to main facilities in the village which are within 800m of the site.</li> <li>- There are some local facilities (including a primary school, village hall, post office, convenience shop, outdoor sports provision and a mobile library service).</li> <li>- Secondary School provision is The Pingle School in Swadlincote some 7 km from the site.</li> <li>- There are employment opportunities at Cadley Hill and Tetron Point, some 4km from the site.</li> <li>- There is a metalled path from the site to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development will help sustain existing local shops, community facilities and could support existing public transport provision locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what affect development will have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is within 400m of a half hourly bus service between Linton and Swadlincote.</li> <li>- Established public rights of way pass close to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is no headroom at Coton Park WWTW although it is likely that development on the scale proposed could be accommodated.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband expected 2015</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development would support the creation of construction based jobs on a temporary basis.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that this proposal would deliver additional shops or services within the site, given its scale. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The 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. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a



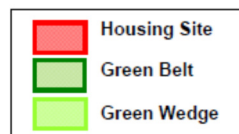
## Site 44: S0044. Land adjacent to Colliery Lane, Linton

### Description:

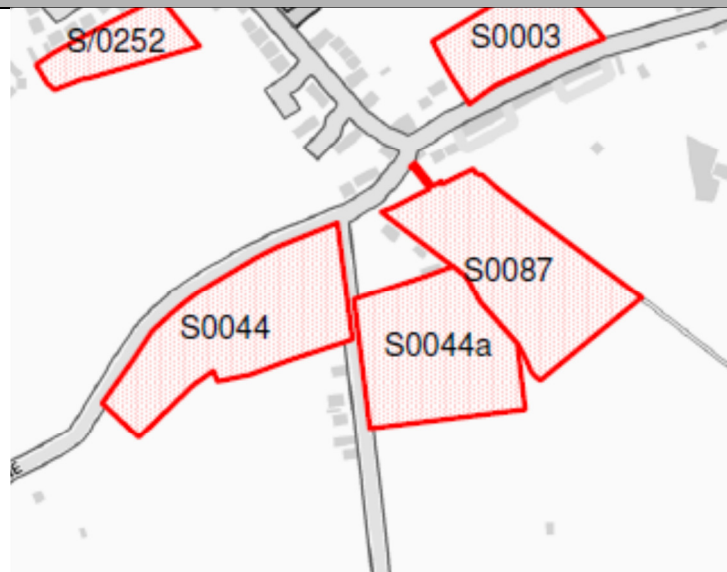
The village of Linton lies towards the south of the District, and is located approximately 5km south west of Swadlincote. Linton is a relatively compact village and is surrounded by countryside.

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

#### Key



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 including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 650m of SD018 Sealwaoof Farm Embankments.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

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

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- Development would support the creation of construction based jobs on a temporary basis.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (E3) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Linton.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that this proposal would deliver additional shops or services within the site, given its scale. The site could help to sustain existing services within the village.	- Ensure good connectivity to the village
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The 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. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a

## Site 42: S0003. Site at north side of Linton Heath, Swadlincote

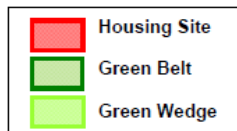
### Description:

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

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

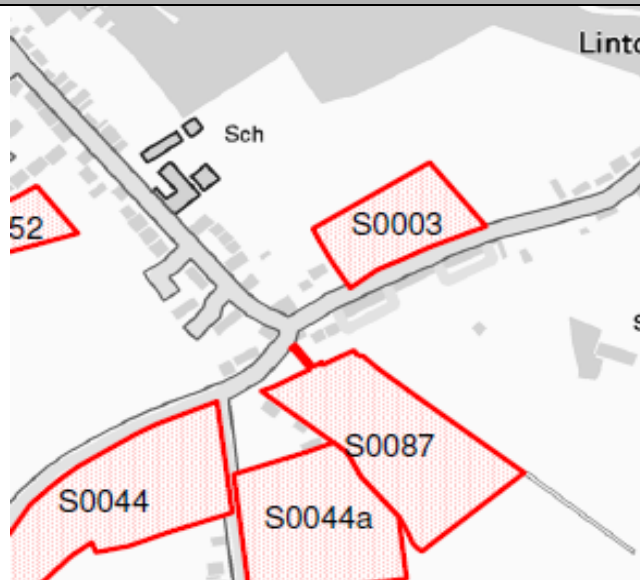
This site was previously used as allotments but is now vacant and heavily overgrown. The site area is 0.83ha and no physical, environmental or access constraints have been identified. The site is currently in multiple ownership, however all parties are willing to develop the site for residential use.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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- There are no County Wildlife sites within 500m of the site	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Potential for foraging bats and Mustelids (possibly polecat) on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 750m of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Given the scale of the site it is likely that it would contribute towards the provision of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development will deliver 3 and four bed homes across a range of tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

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

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

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

Version 1a

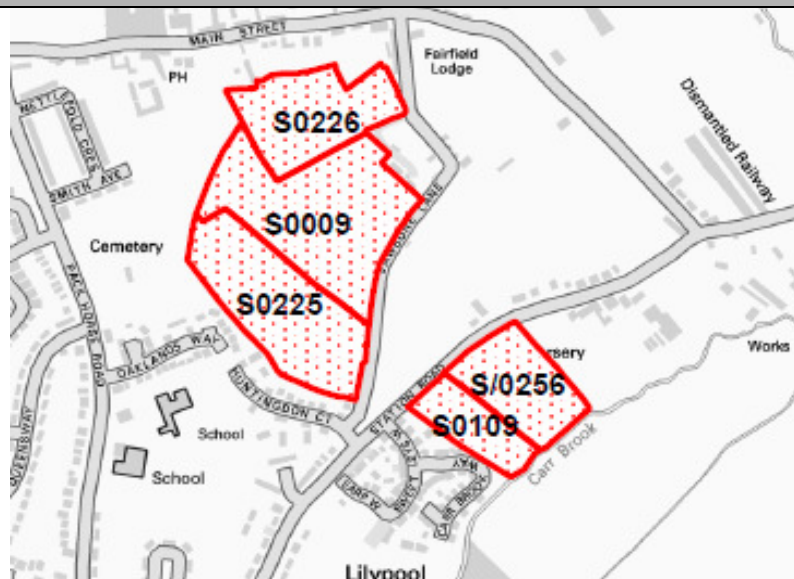
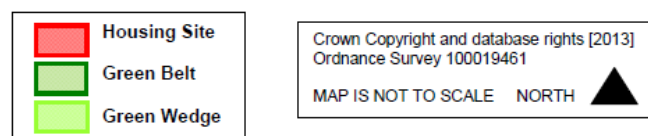
## Site xx: S0256. Field No.251, Station Road, Melbourne

### Description:

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

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2015/0119 proposes open space to the north east of the site.	- Ensure new development fully conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- It is unlikely that a contribution toward healthcare facilities would be required. The nearest GP is located within Melbourne 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 1.2km of the village centre, 800m of both primary schools and in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by the detailed design and layout of the development, which would be submitted at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- Unknown at this stage. No material addressing this subject submitted with application 9/2015/0119.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Developer contributions will be sought toward the provision of primary and secondary school places. - The nearest secondary school is Chellaston Academy, which is at capacity with 1692 pupils attending the school with a capacity of 1650. - Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils. - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 pupils.	- Continue liaising 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline application 9/2015/0119 proposed 33% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is immediately adjacent to a site granted planning permission for dwellings. The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline planning application 9/2015/0119 states that the site could provide contributions towards education, highways, waste, built facilities, outdoor sport and formal open space. - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale will have a significant impact on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Swadlincote and Derby serving Melbourne within 800m of the site. - There is a metalled footpath adjacent to the site, which could connect the site to the village. - There is no off road cycle route adjacent to the site, but one exists within 800m.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developer – which would be dealt with at reserved matters application stage.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan,
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- It is likely that a contribution will be provided toward a household waste recycling centre. New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters, which shows this information.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2015/0119 proposes a SUDS scheme; however the details of such scheme would be submitted at a reserved matters application.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Planning application 9/2015/0119 proposes appropriate noise insulation to the new dwellings.</li> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- Development could lead to increase noise complaints as a result of the proximity of sites to the airport, the Donington Park Race Circuit.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Carr Brook is located to the south of the site. The south-eastern boundary of the site lies within Flood Zones 2 and 3a, although planning application 9/2015/0119 indicates that development will be laid out in such a way as to avoid giving rise to adverse flood risk impacts. The majority of the site lies within flood zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains a very small area of less and intermediate susceptible to surface water flooding along the southern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs (within 1.2km) and primary school provision (within 800m). An hourly bus service is located within 800m of the site. There is a supermarket within Melbourne.</li> <li>- The nearest major employment site is more than 4km away, at DHL.</li> </ul>	<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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part a local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> <li>- Land slopes to the south east and surrounding land rises again at the boundary with Carr Brook.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as Station Road and hedgerows to the north, trees to the south and hedgerows to the east and west.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Outline application 9/2015/0119 proposes some landscaping on the site, however the exact landscaping proposal would be provided by a reserved matters application.</li> </ul>	

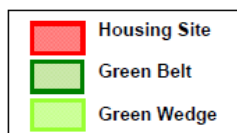
## Site xx: S0225. Bond Elm, Jawbone Lane, Melbourne

### Description:

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

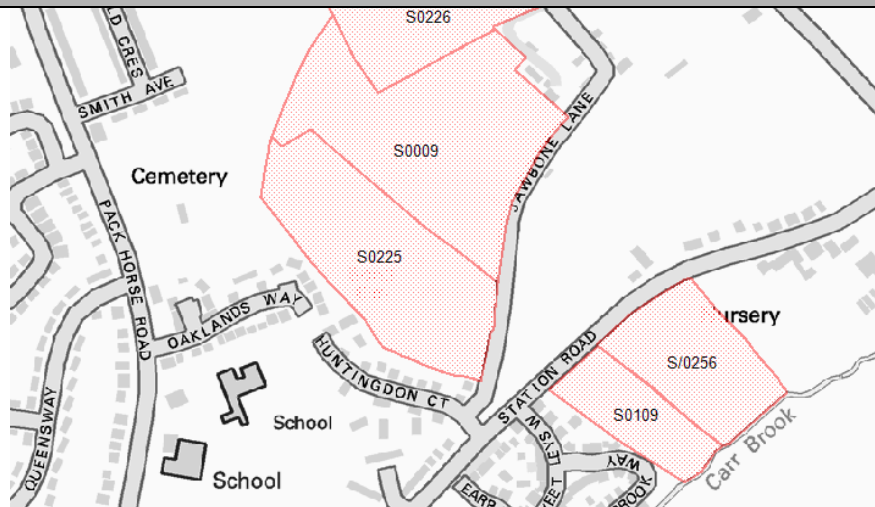
The site is greenfield. It extends some 2.49ha and is currently in single ownership. There is high developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 450m of SD137 Melbourne Railway.	
	Could development affect protected species or BAP priority species?	No	- No historic records held indicating protected or BAP species within 100m of the site. Potential for breeding birds and for foraging bats on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline application 9/2014/1141 proposes tree planting on the site. However all matters are reserved except access.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could accommodate towards the delivery of affordable housing to meet local needs. Outline application 9/2014/1141 proposes up to 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/1141 proposes a mix of housing types, sizes and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/1141 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and primary schools. However is in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development – outline application is for all matters reserved. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- The Transport Statement submitted with planning application 9/2014/1141 indicates that overall there will be no adverse impact on highway safety.	
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 at capacity with 1692 pupils attending the school with a capacity of 1650. - Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline application 9/2014/1141 proposes up to 30% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is immediately adjacent to the existing village. The site is within 800m of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1141 states that development of the site could make contribution's towards, education, healthcare, outdoor sports provision - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2014/1141 indicates that overall impacts on the highway network will be negligible, although works will be required to widen Jawbone Lane to the south of the proposed access.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Swadlincote and Derby serving Melbourne within 800m of the site. - There is no off road cycle route adjacent to the site, but one exists within 800m - There is an existing PROW to the north and west of the site. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
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/protects existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield, however the existing development on the site is not run down, and therefore development of the site will not regenerate the existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers – this would be dealt with at reserved matters stager (outline application is for all matters reserved except access)	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield, there is a limited potential to reuse waste materials on site during the construction phase – from the existing dwelling and buildings on site. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters showing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond the minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is very limited potential to reuse demolition waste on site (from the existing development on site), although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2014/1141 states that the SFRA general geology of the area suggests that the infiltration SUDS techniques will not be viable and recommends the use of attenuation systems.	

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

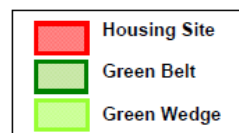
## Site xx: S0109. Site at Field No. 294, Station Road, Melbourne

### Description:

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

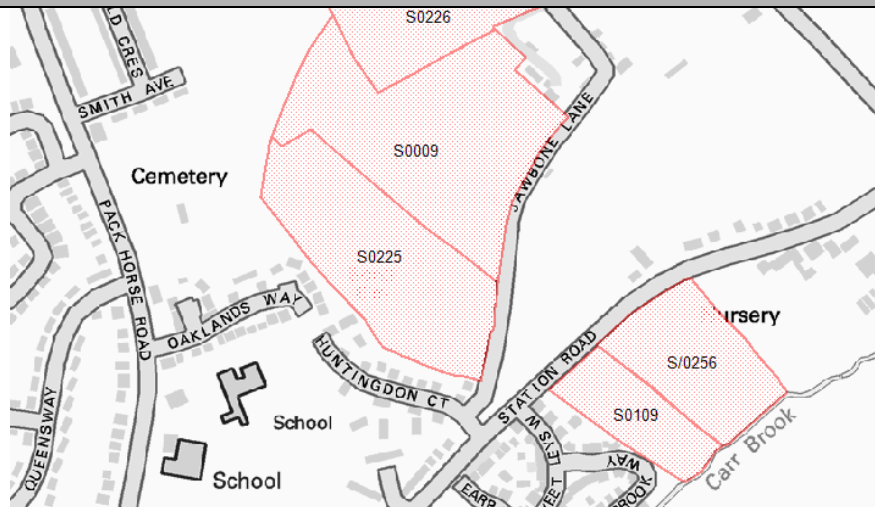
The site is located to the east of Melbourne, the site is greenfield and extends some 0.85ha. The site is currently in single ownership and there is a high level of developer interest in the site.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 450m of SD137 Melbourne railway.	
	Could development affect protected species or BAP priority species?	Yes	- No historic records held indicating protected or BAP species within 100m of the site. Potential for breeding birds and reptile on site. Hedgerows a BAP habitat are also present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- Outline application 9/2014/0287 states that there is opportunity for additional planting on site. However the details of landscaping will be dealt with at reserved matters stage.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline application 9/2014/0287 proposed 32% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline application 9/2014/0287 states that a mix of dwelling types sizes and tenures. Could be provided on the site.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/0287 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Melbourne 1.2km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and within 1.2km of both the village school and is in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- The Crime Prevention Officer has no objection to the outline application. - Impacts would be uncertain would be largely determined by detailed design and layout of the development – which could be dealt with at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- There are no significant concerns in respect of impact on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity with 1692 pupils attending the school with a capacity of 1650. - Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Outline application 9/2014/0287 proposes 32% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with Policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is immediately adjacent to the existing village. The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/0287 S/106 agreements states that contributions will be made to build facilities, education, highways open space, waste. - Development will not improve public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would give rise to highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Swadlincote and Derby serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extension local PROW network. - There is a metalled footpath adjacent to the site, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

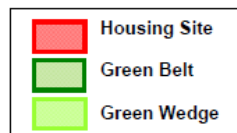
## Site 48: S0108. Land fronting Blackwell Lane, Melbourne

### Description:

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

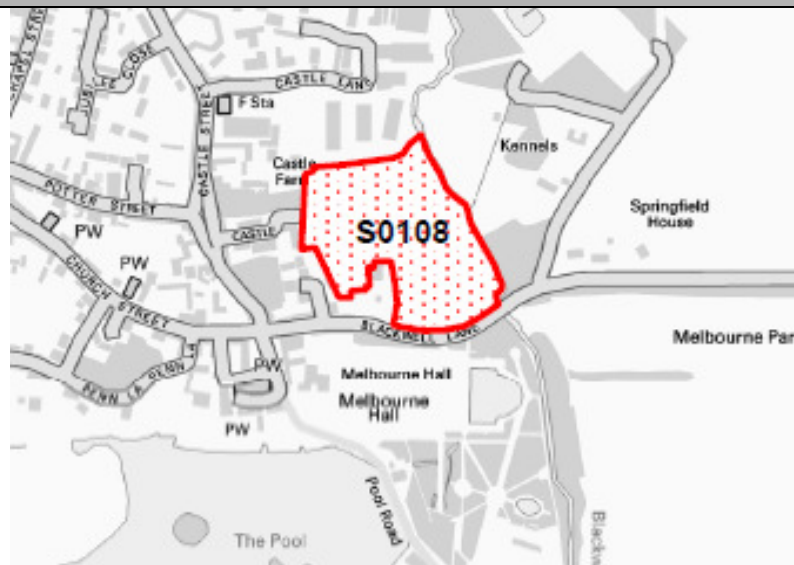
The site comprises agricultural land and allotments. It extends some 3.05ha. The site is in single ownership and there is high developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline application 9/2014/1013 proposes open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Melbourne 600m from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, within 1200m of the both primary school and recreation ground (however part of this journey will be made by a PROW)	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development – this would be dealt with at reserved matters stage. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		The Transport Assessment submitted with planning application 9/2014/1013 indicates that development would not exacerbate existing or introduce new road safety problems on adjacent roads.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity with 1692 pupils attending the school with a capacity of 1650. - Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver ne affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not immediately adjacent to the existing village. The site is within 800m of the village centre. An hourly bus service is provided within 400m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/0145 states that the developer could provide contribution towards the following (the level of contribution would be agreed up between the applicants and the Council), - reaction, heath, education, civic amenity, libraries, waste recycling, transport.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1013 indicates that the development will have no detrimental impact on the local highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Swadlincote and Derby serving Melbourne. - There is a metalled footpath adjacent to the site which could connect the site to the village. - There are no existing off road cycle routes or greenways adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

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

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

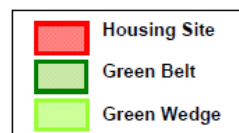
## Site xx: S0009. Jawbone Lane, Melbourne

### Description:

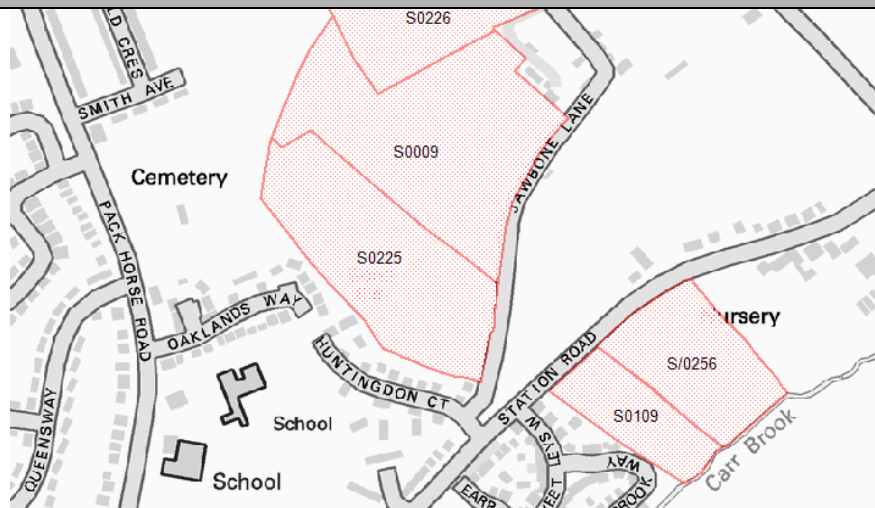
Melbourne lies towards the north east of the District, and is located approximately 13km from Derby City and 12km from Swadlincote town centre. The village is bordered by open countryside to the east, south, west and northwest. To the northeast, a narrow area of countryside to the north beyond which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

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- County Wildlife Site SD137 Melbourne Railway is within 300m of the site.	
	Could development affect protected species or BAP priority species?	No	- No records held indicating protected or BAP species within 100m of the site. Potential for bat and breeding birds on site, and appropriate mitigation proposed. Hedgerows (a BAP habitat) is located on site but will be retained through development	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning application 9/2014/1145 proposes tree planting on the site. However the application is outline with all matters reserved.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline application 9/2014/1145 proposes 30% affordable housing on site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline planning application 9/2014/1145 states that the site would deliver a range of dwelling sizes, types and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Outline permission 9/2014/1145 states that an area of open space will be provided on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 1.3 km from the site.	
	Will it promote healthy lifestyles?		- The site is within 1200m of primary school provision (both schools), is within 1.2km of the village centre, and however is in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development – outline application is for all matters reserved. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2.
	Will it reduce the number of people involved in accidents?		- He transport assessment submitted alongside the application indicates that there were two accident on station road. No further accidents are recorded in the vicinity.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity with 1692 pupils attending the school with a capacity of 1650. - Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would deliver affordable housing. Outline application 9/2014/1145 states that 30% affordable housing would be provided on site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not immediately adjacent to the existing village. The site is within 1.2km of the village centre. An hourly bus service is provided within 800m of the site. - There are some local facilities including; shops, infant and junior schools, community centre, post office, convenience shop, outdoor leisure provision and library. - There is a small metalled footpath adjacent to the site, which could connect the site to the village. - There is no cycle route adjacent of this site although there is an existing greenway within 800m.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1145 states that development could make some contribution towards the provision of education, open space provision (maintenance of the open space provided on site) and healthcare provision. And states that a communicated sum for the provision of additional waste management capacity could be provided. - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1145 indicates that any impacts on the local and strategic highway networks will be negligible.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service between Swadlincote and Derby serving Melbourne. - The provision of additional pedestrian/cycle links could improve the already extension local PROW network. - There is a small metalled footpath adjacent to the site, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site, without further strategic infrastructure provision in respect of treatment works. - Seven Trent have indicated that some local capacity improvements may be required to the sewerage network to accommodate growth - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Melbourne and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1145 is for all matters reserved.	- Ensure development conform to emerging Policy BNE1 of the part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout with this information provided by site promoters). - Application indicates a contribution towards waste provision could be made	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- Outline application 9/2014/1145 states that the proposed development will be designed to achieve compliance with Part L1a of the 2010 Building Regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Outline application 9/2014/1145 proposes a SUDS scheme.	

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

Version 1a

## Site 14: S0176 Breach Lane Melbourne

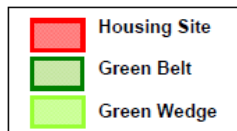
### Description:

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

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

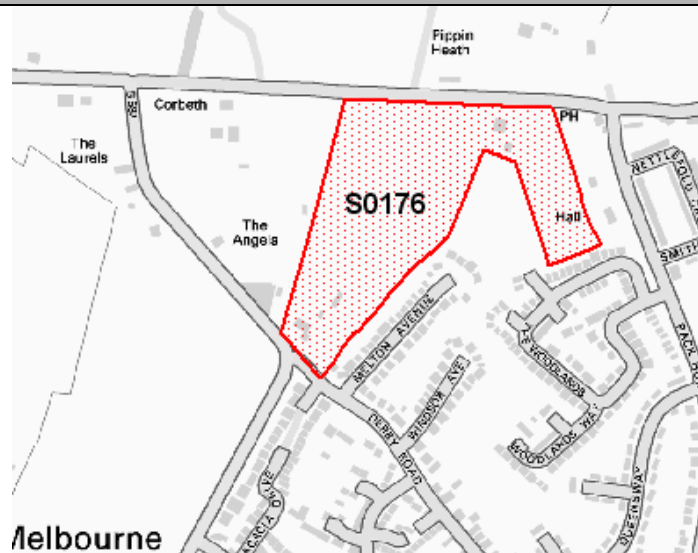
Part of the site has planning permission for 66 dwellings (9/2014/0417).

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Open space is provided within application 9/2014/0417</li> <li>- Site would be within 1200m of existing recreation site in Melbourne (Cockshut Lane)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Melbourne (Penn Lane 1km), Aston (Bell Avenue &gt; 5km), and Chellaston (Rowallan Way, and Fellow Lands Way &gt; 5km), all of which are accepting new patients.</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of local recreation provision, village centre and within 800m of local primary village schools (although these are unlikely to be able to accommodate strategic levels of growth).</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> <li>- Would be largely determined by design and layout of any site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Seven accidents recorded in the vicinity of the site in the 5 years to 2014. Most of these were at the junction of Kings Newton Lane / Derby Road junction. These have been identified as being due to driver error.</li> </ul>	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Chellaston Academy, which is at capacity and cannot be extended to accommodate growth.</li> <li>- There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.</li> <li>- There is a proposal to deliver a further secondary school on the edge of Derby to meet the City's and South Derbyshire's needs.</li> <li>- Melbourne Primary School is at capacity and unable to accommodate further significant growth.</li> <li>- Melbourne Junior School is nearing capacity and has only 25 additional spaces available.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local peoples.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability for housing development. Permission 9/2014/0417 allocates 30% affordable housing on the site.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village and will be located within 800m of the village centre. Bus stops are located close to the site (within 400m) on Packhorse Lane/Main Street.</li> <li>- There are some local facilities, including; shops, infant and junior school, community centre, post office, convenience shop, outdoor sports provision and a library.</li> <li>- Secondary school provision is within in Derby City, although Chellaston School cannot accommodate further growth.</li> <li>- There are employment opportunities in Derby City around Raynesway, and in Castle Donington.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Melbourne has good access to the A514.</li> <li>- A number of roads in the village have capacity limitations, caused mainly by parked cars and otherwise narrow carriageways.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service between Swadlincote and Derby, serving Melbourne with bus stops within 400m.</li> <li>- The provision of additional pedestrian/cycle links could improve the already extensive local PROW network, around the northern edge of Melbourne and Kings Newton.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is likely to be headroom at Melbourne WWTW to accommodate growth on this site alone, without further strategic infrastructure provision in respect of treatment works.</li> <li>- Severn Trent have indicated that some local capacity improvements may be required to the sewerage network to accommodate growth.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast Broadband likely to be delivered commercially by 2016.</li> </ul>	

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

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

Version 1a

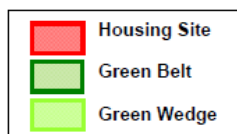
## Site xx: S0268. Land off Green Lane, Overseal

### Description:

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

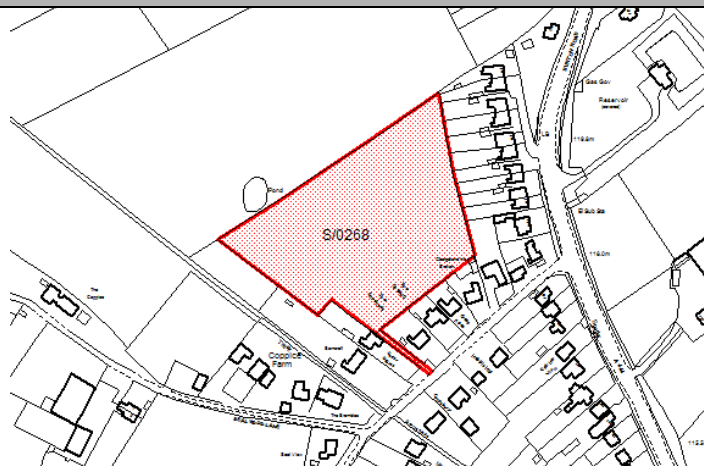
The site comprises agricultural land and extends some 1.39ha. The site is in single ownership and there is high developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 600m of SD025 Swainspark Wood	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located 1.4km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 1200m of a sports pitch and village centre, however is in excess of 1200m from a school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will reduce the number of people involved in accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is more than 1200m from most facilities in Overseal, with the exception of a convenience store, which lies within 800m. - The site lies within 400m of an hourly bus service. - There is no metaled footpath on Green Lane, the closest metaled footpath is on Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education, open space and sports provision	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development will have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of an hourly bus route. - There is no metaled footpath on Green Lane, the closest metaled footpath is on Burton Road. - There is no off road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints	

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

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

Version 1a

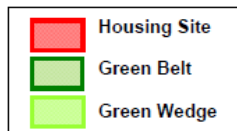
## Site 73: S0258. Land at Poplars Farm, Overseal

### Description:

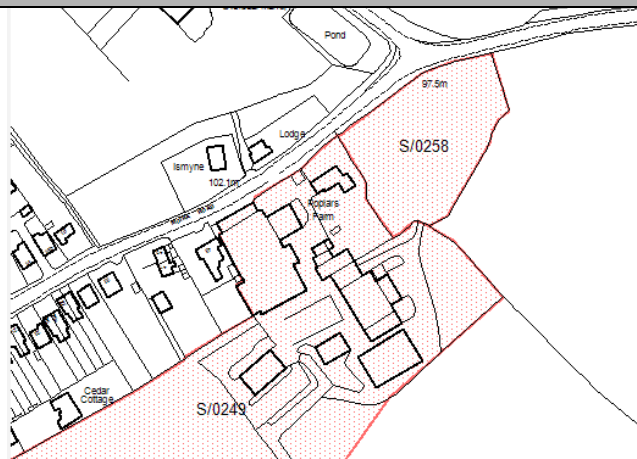
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Site is not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow. - The site is located within 300m of Potential Wildlife Site SDR423 Overseal School Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data, needs updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No requirement for National Forest planting on sites of this scale - Planning application 9/2015/0029 states that tree planting can be incorporated into the scheme by way of condition if deemed appropriate.	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Red	- Site would make no contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- Due to the site size development would make no contribution to affordable housing, however given the local plan requirement would be likely to deliver a range of house sizes. Planning application 9/2015/0029 proposes a range of house sizes. A number of different house sizes will be provided.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make contribution towards improving open space and leisure provision within 1200m of the site. Planning application 9/2015/0029 does not proposed open space on the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 300m from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of the village centre, village school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known whether development will reduce the number of people involved in accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the sites size development would have no effect on the delivery of new affordable housing. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision. All of which lie within 800m, except for the shop, which lies within 1200m. - The site lies within 400m of an hourly bus service. - There is no metaled footpath immediately opposite to the site. The nearest footpath is on Moira Road further to the west of the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact the development will have on highway congestion, although given site scale no effect is likely	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site lies within 400m of an hourly bus service - There is no greenway adjacent to the site. - There is an existing PROW through the site, however application 9/2015/0029 states that PROW would need to be diverted. - There is no metaled footpath immediately opposite to the site. The nearest footpath is on Moira Road further to the west of the site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - Development of the site could be in keeping with the character of the rural edge of Overseal and integrating successfully with the landscape, as the officer report states in application 9/2015/0029.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout containing this information).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles. - BFL assessment indicates that sites will have private gardens suitable for accommodating bins.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - The site could include SUDS as stated within application 9/2015/0029.	

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

Version 1a

## Site 76: S0250. Land off Acresford Road, Overseal

### Description:

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

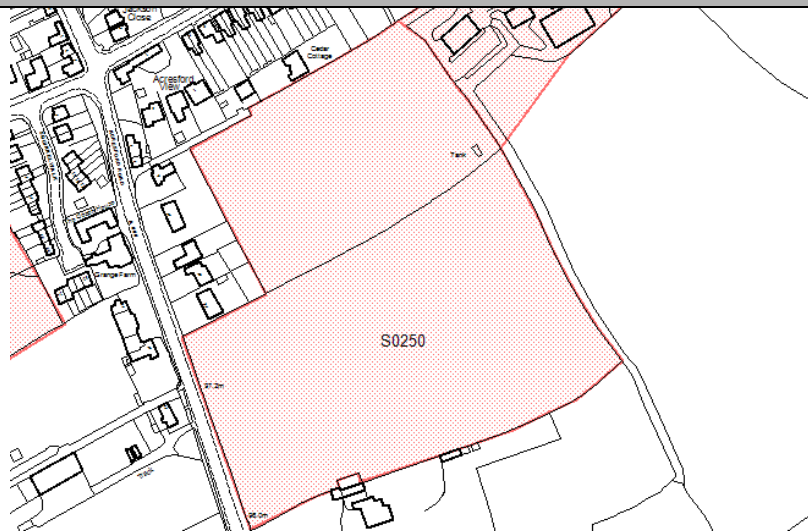
The site comprises agricultural land. It extends 4.7ha and is currently in single ownership and there is high developer interest in the site. The site is located within the River Mease Special Area of Conservation.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Potential for roosting and foraging bats, (long eared bats), potential for some foraging GCN, breeding birds are also likely. Some BAP habitat (hedgerow) also on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location - Significant area of planting/open space is proposed to the south of the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site will contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site can make provision for affordable house and deliver a range of house sizes/types and tenures and demonstrated in application 9/2015/1063	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development of the site will make a contribution towards open space provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 1.1km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre, however is within 1200m of the Primary School and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- there have been a total of 4 accidents in the vicinity of the site. Two of these accidents were 'serious', one was 'fatal', and one was 'slight'. None of the accidents were in the vicinity of the site itself and site development is unlikely to exacerbate the number of accident according to the transport statement accompanying the planning application	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% as stated within application 9/2015/1063. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Site is within 400m of an hourly bus service - The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, all within 1200m. - There is no metalled footpath adjacent to the site. The closest footpath is located within Acresford further north of the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would make contribution towards off site provision of recreational facilities, education, and off site waste management provision if required and the provision of on-site public open space (as stated in application 9/2015/1063) - Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2015/0496 indicates that development will not give rise to severe highway congestion. - TA further concludes that proposals will not result in any material impact on the adjacent highway network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 400m - There is no greenway adjacent to the site - There is no metalled footpath adjacent to the site. The closest footpath is located within Acresford further north of the site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme. - Superfast Broadband is available. - There are no known electricity or water supply constraints.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Limited information regarding these issues have been submitted by the site promoters, information is for outline application with all matters reserved	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. - Applicants identify need to contribute towards waste facilities through planning obligations subject to appropriate tests of reasonableness necessity	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 and SD2 of the emerging Part 1 Local Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - The site is capable of including SUDS, as stated in application 9/2015/1063. The application proposes SUDS measures within the application includes attenuation in the public open space supplemented by detailed measures such as permeable paving for private parking area, infiltration drainage and water butts.	

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

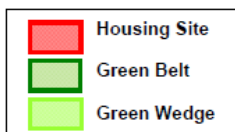
## Site 75: S0249. Land off Moira Road, Overseal

### Description:

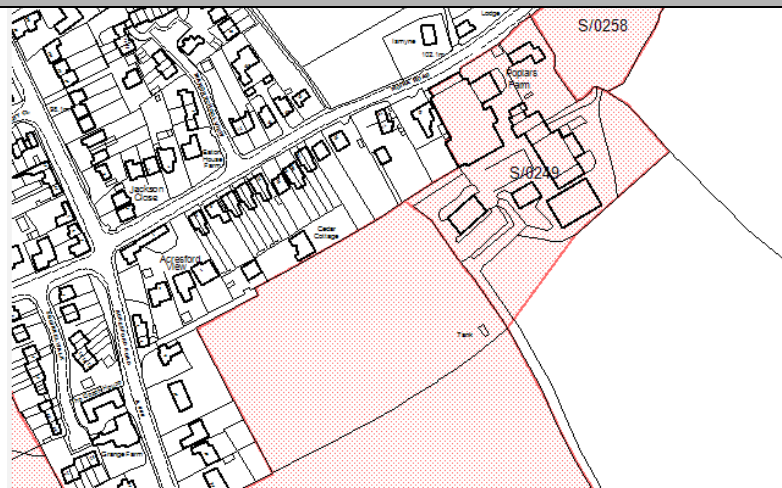
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a Site of a Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow. - Potential Wildlife Site SDR6376 Valley Road Field is located within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on <b>incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would be passed over to tree planting and landscaping given the National Forest Planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre and sports pitch, however the Village School is located within 1200m.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The impact of development on accident numbers is unknown</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site lies within 400m of an hourly bus service</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, all within 800m except the shop, which is within 1200m.</li> <li>- There is no metalled footpath immediately adjacent to the site, however there is a metalled footpath further along Moira Road (to the west of the site).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution towards the provision of new education, open space and sports provision in the village.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by site promoters</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact the development will have on highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m of the site.</li> <li>- Immediately adjacent to the site there is a metalled footpath further along Moira Road (to the west of the site).</li> <li>- There are existing PROW through the site.</li> <li>- There is no greenway adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- Superfast Broadband is available.</li> <li>- There are no known electricity or water supply constraints.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is not previously developed and will not generate the existing built up areas. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- There is some potential to reuse waste material on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- Limited potential to reuse demolition waste from existing on site development - Add data on minerals safeguarding issues on receipt	
	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 not known whether development will have a significant impact on local water quality.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	- 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 increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> <li>- Site is likely to be Grade 2 very good quality agricultural land, with the possibility of the easternmost part being Grade 3 good to moderate quality agricultural land.</li> </ul>	- 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>- Site is in Flood Zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan one identified.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 400m of an hourly bus service</li> <li>- Most village services and facilities are within 800m, whilst the shop is within 1200m. The site is 7.7km from a supermarket and 8.7km from William Allitt School.</li> <li>- The nearest major employment site is within 3km, at Moira</li> </ul>	- 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of the nearby listed buildings, Grade II listed building 45 Manor Road and Grade II listed Overseal Manor School and attached outbuildings.</li> <li>- No HERS are located within the site. However HERS 24102 Overseal House is located within 90m of the site and HERS24109 Church Farm, quarrying remains is located within 300m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is mix of brownfield and greenfield land, however predominantly brownfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and Moira Road to the north, existing development to the west, trees and hedgerows to the east and hedgerows along part of the southern boundary.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

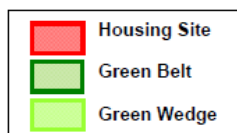
## Site 73: S0141. Land to the North of Lullington Road, Overseal

### Description:

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

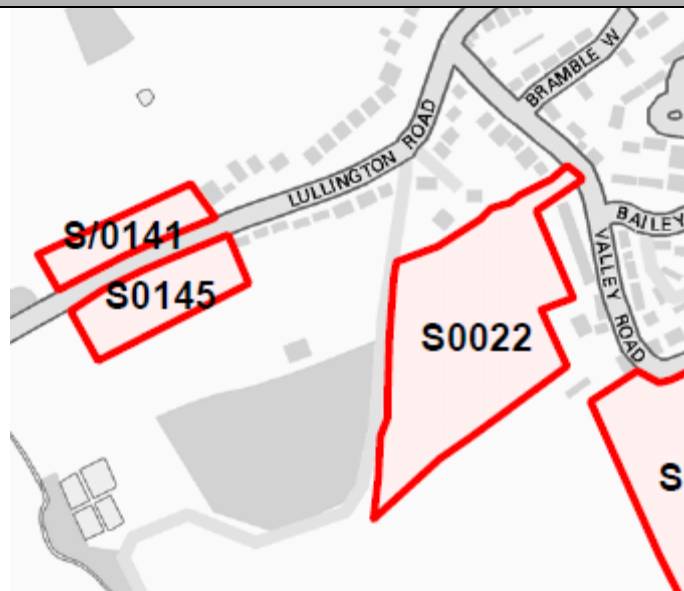
The site is greenfield. It extends 0.37ha, is currently in one ownership and there is no developer interest in the site. The site slopes from east to west. In addition the site is located within the River Mease Special Area of Conservation and the site slopes from west to east.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	<span style="background-color: red; color: white;">No</span>	- Site is not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	<span style="background-color: green; color: white;">Yes</span>	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD378 Overseal Church Meadow.	
	Could development affect protected species or BAP priority species?	<span style="background-color: green; color: white;">Yes</span>	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete information will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	<span style="background-color: orange; color: white;">No</span>	- 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. - Site too small for National Forest Planting requirements to apply	
	Will it protect sites of geological importance?	<span style="background-color: green; color: white;">Yes</span>	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	<span style="background-color: orange; color: white;">No</span>	- Site would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	<span style="background-color: red; color: white;">No</span>	- No data has been submitted by site promoters in respect of likely mix proposed on site. However given the local plan requirements development would be likely to deliver a range of house sizes. Although due to the size of the site development would be unlikely to contribute toward affordable housing provision.	
	Will it improve the suitability of new homes for older and/disabled groups?	<span style="background-color: orange; color: white;">No</span>	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	<span style="background-color: green; color: white;">Yes</span>	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	<span style="background-color: red; color: white;">No</span>	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	<span style="background-color: red; color: white;">No</span>	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Unclear whether potential for accommodating open space on site given the scale of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of the village centre however is within 1200m of the village school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</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>- Due to the sites size development could have an uncertain affect on the delivery of new affordable housing.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with 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 village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision all within 1200m.</li> <li>- Site is within 800m of an hourly bus service</li> <li>- There is no metaled footpath immediately opposite to the site. The nearest footpath ends at 170 Lullington Road which next 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>- Small scale growth could help to support the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Given the scale of the site it is unlikely that this scheme would have a notable effect on local traffic congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m</li> <li>- There are no greenways adjacent to the site.</li> <li>- There is no metaled footpath immediately opposite to the site. The nearest footpath ends at 170 Lullington Road which next to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- Superfast Broadband is available.</li> <li>- There are no known electricity or water supply constraints</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = Yes</li> <li>No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site is likely to be Grade 2 very good quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> <li>Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>Site is within 800m of an hourly bus service</li> <li>The site is relatively well located in respect of day to day needs and primary school provision (within 1200m of the site). The site is 7.6km from a supermarket and 6.4km from William Allitt School.</li> <li>The nearest employment site is within 4km at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>Development is unlikely to affect the setting of any listed buildings.</li> <li>No HERS sites are located within the site. However the site is located within 300m of HERS24103 Overseal Ridge and Furrow.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development would have an 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 Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by existing development to the east, and post and rail fence to the south, west and north.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

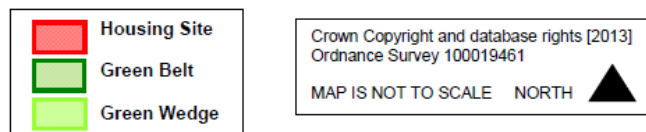
## Site 72: S0055. Site at rear of 21 Gorsey Leys, Overseal

### Description:

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

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

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Red	- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Orange	- The site is within 300m of County Wildlife Site SD314 Barratt Mill Wood Farm. - The site is located within 300m of Potential Wildlife Site SDR6423 Overseal School Meadow.	
	Could development affect protected species or BAP priority species?	Green	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data, will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Orange	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Green	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Green	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Orange	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development could be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	Red	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 1200m of the village centre, sports pitch and primary school (the primary school is just within 1200m of the site)</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site is more than 800m from an hourly bus service</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, although the shop is more than 1200m from the site.</li> <li>- There is a metalled footpath adjacent to the site on Moira Road</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution towards the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is more than 800m from an hourly bus service</li> <li>- An established greenway passes within 800m</li> <li>- There is a metalled footpath adjacent to the site on Moira Road</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- Superfast Broadband is available.</li> <li>- There are no known electricity or water supply constraints.</li> </ul>	

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

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

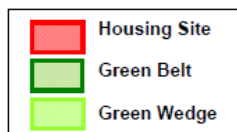
## Site 71: S0053. Site at Towpath Site, Spring Cottage Road, Overseal

### Description:

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

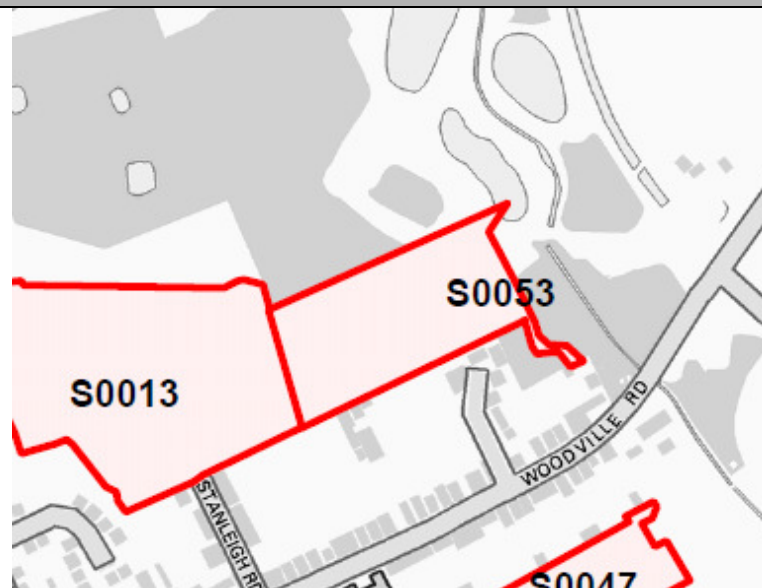
The site comprises vacant land with open space and two ponds to north. The site has historically been mined. It extends some 1.7ha, is within single ownership and there is a medium level of developer interest on the site. The site slopes from north to south and is situated within the River Mease Special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

#### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre, village school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known whether development will affect accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact on viability of the access to the site and gradient would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, within 1200m.</li> <li>- There is a no metalled footpath adjacent to the site; however the closet footpath is on Woodville Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Small scale growth could help to support the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site.</li> <li>- There is a greenway within 800m of the site</li> <li>- There is a no metalled footpath adjacent to the site, however the closest footpath is on Woodville Road</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- There are no known water or electricity supply constraints.</li> <li>- No access within SDDC. Extension of the site into North West Leicestershire required for access</li> <li>- Superfast Broadband is available.</li> </ul>	

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

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

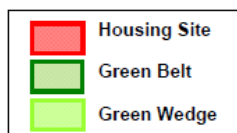
## Site 70: S0047. Whitehouses Site, south of Woodville Road, Overseal

### Description:

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

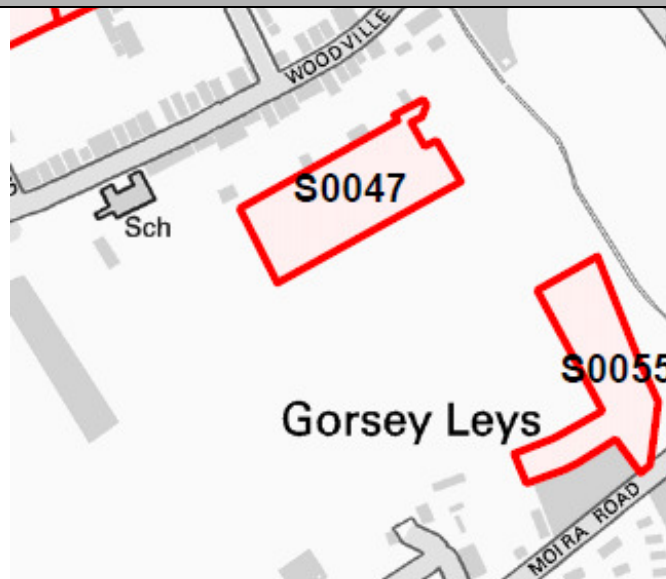
The site comprises agricultural and horticultural land. It extends some 0.92ha and is currently in single ownership and there is medium developer interest. The site is located within the River Mease Special Area of Conservation.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The site is located within 300m of County Wildlife site SD314 Barratt Mill Farm Wood. Potential Wildlife Site SDR6423 Overseal School Meadow is located within 120m of the site and Potential Wildlife Site Towpath Pools is located within 300m of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete information will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site area would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of village centre, primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		It is not known what impact the development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Site lies within 800m of an hourly bus service</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision, within 1200m.</li> <li>- There is no metalled footpath adjacent to the site; the closest metalled footpath is on Woodville Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Small scale growth could help to support the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect, however development on this scale it is unlikely to have any significant impact on highway congestion on</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site. There is no metalled footpath adjacent to the site, the closest metalled footpath is on Woodville Road.</li> <li>- There is a greenway within 800m of the site.</li> <li>- There's an existing PROW through the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- There are no known water or electricity supply constraints in this location</li> <li>- Superfast Broadband is available</li> </ul>	

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

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

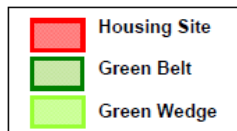
## Site 69: S0046. Land adjacent to 37 Valley Road, Overseal

### Description:

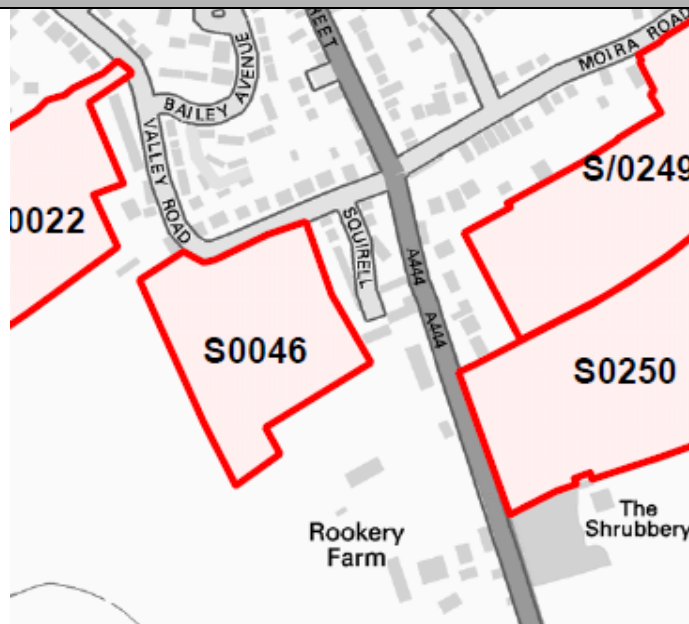
The village of Overseal is located within the South of the District and is located approximately 5km from Swadlincote.

The site comprises grassland. It extends 2.07ha and is currently in single ownership and there is a medium level of developer interest in the site. In addition the site is located within the River Mease Special Area of Conservation.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a Site of Special Scientific Interest. The site however is located within the River Mease Special Area of Conservation catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The site is within 300m of County Wildlife site SD378 Overseal Church Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete information, will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the sites.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes	
	Will it meet the needs of travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 800m from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre, however is located within 1.2km of a village school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect in respect of dealing with safety issues around the site.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village.</li> <li>- There is an hourly bus service within 400m of the site.</li> <li>- The site is located adjacent to the village, and have access to a range of facilities including a shop, primary school, doctor's surgery, public house, cash point, village hall and outdoor sports provision.</li> <li>- There is an existing metalled footpath adjacent to part of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Small scale growth could help to support the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 400m</li> <li>- There is an existing metalled footpath adjacent to part of the site.</li> <li>- There is an existing PROW through the site.</li> <li>- There are no greenways adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- There are no known water or electricity supply issues in the area</li> <li>- Superfast Broadband is available</li> </ul>	

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

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

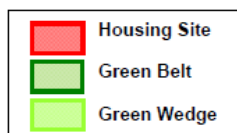
## Site 68: S0022. Site at: OS 2900 Valley Road, Overseal

### Description:

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

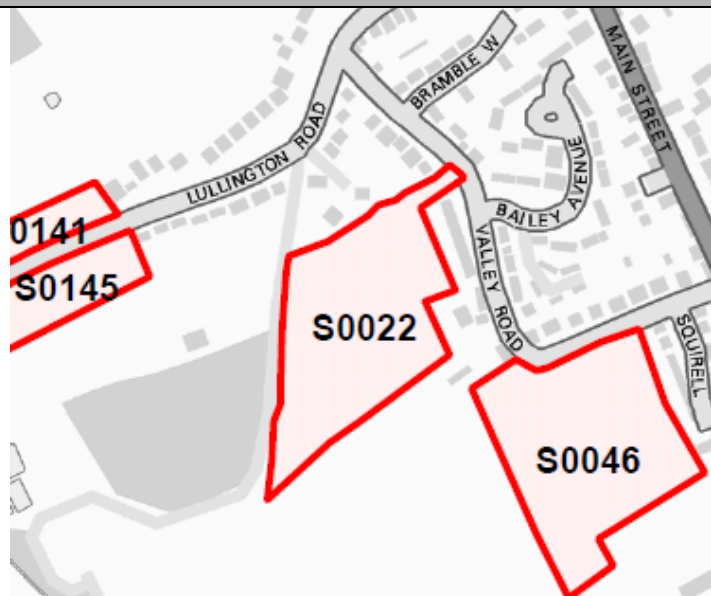
The comprises agricultural land. It extends some 2.06ha, is currently in single ownership and there is a medium level of developer interest. In addition the site is located within the River Mease Special Area of Conservation.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	<span style="background-color: red; color: white;">No</span>	- Sites are not located within 1km of a Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	<span style="background-color: orange; color: white;">No</span>	- Site is located within 300m of County Wildlife Site SD378 Overseal Church Meadow, although no part of the site is immediately adjacent to the CWS and is separated by a road. - The site is within Potential Wildlife Site SDR6376 Valley Road Field and SDR6488 Lullington Road Pasture is within 300m of the site. However the planning report for application 9/2014/0431 states that based on current information the grassland vegetation is not considered to be of sufficient quality to meet local wildlife site selection guidelines.	
	Could development affect protected species or BAP priority species?	<span style="background-color: green; color: white;">Yes</span>	- No records held indicating protected or BAP species within 100m of the site. Potential for foraging bat, GCN and breeding birds on site. Also hedgerow (A BAP habitat) is present on site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	<span style="background-color: green; color: white;">Yes</span>	- Planning application 9/2014/0431 proposes 20% of the site to be woodland planting and landscaping, in line with the National Forest Planting Guidelines.	
	Will it protect sites of geological importance?	<span style="background-color: green; color: white;">Yes</span>	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	<span style="background-color: green; color: white;">Yes</span>	- 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?	<span style="background-color: green; color: white;">Yes</span>	- Planning application 9/2014/0431 proposes a range of house sizes, types and tenures.	
	Will it improve the suitability of new homes for older and/disabled groups?	<span style="background-color: orange; color: white;">No</span>	- Developer would make an uncertain contribution towards the delivery of homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	<span style="background-color: green; color: white;">Yes</span>	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	<span style="background-color: red; color: white;">No</span>	- The site is greenfield and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	<span style="background-color: red; color: white;">No</span>	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site would be likely to make provision towards recreation facilities and open amenity space on site, including National Forest tree planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.8km from the site.	
	Will it promote healthy lifestyles?		- Site is located within 800m of the village centre and sport pitch, however is within 1200m of Overseal Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Two accidents in the vicinity of the site in 5 year period to Aug 2013 of accidents it is considered that there are no notable accident trends. Low number of accidents not symptomatic of any underlying design or layout flaw. The modest increase in traffic expected as a result of the development will not therefore contribute to any existing problems	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest Primary School is at William Allitt. Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. - Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- The site would provide 30% affordable housing as provided in planning application 9/2014/0431. - There is an identified need for affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision. - There is a metalled footpath on Valley Road which is adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Small scale growth could help to support the provision of new education, open space, library's and sports provision and a new household waste recycling facility.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The estimated traffic impact of the development is minimal and is not considered to have a significant impact on the existing highway network. The proposed site access is estimated operate well within capacity at the 2019 assessment year	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service within 800m of the site. - There is a metalled footpath on Valley Road which is adjacent to the site. - There is an existing PROW through the site and adjacent to the site on Clifton Road which will be maintained. - There are no greenways adjacent to this site.	
	Will it make the best use of other infrastructure?		- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme, which application 9/2014/0431 proposes. - There are no known problems with water or electricity supply in this location. - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Overseal and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site. Application 9/2014/0431 does not propose additional shops or services.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - In regards to development of the site, the case officer report for application 9/2014/0431 considers that the development would result in limited visual harm to the character and appearance of the landscape and setting of the village, however this does not outweigh the benefits of the scheme. - The application scored 14/20 using 2008 Building For Life Criteria and officer report for the application states that this is considered acceptable.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins, although this is uncertain. Provision for such is made in the application	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste on site - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- A SUDS scheme could be included within the site (as stated in planning application 9/2014/0431) - The detail of this will be largely determined through conditions to any scheme, although some details of any scheme remain uncertain	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> <li>- No impacts on the Mease subject to contributions towards the DCS and SUDS provision in accordance with policies in the Part 1 Local Plan to protect the River Mease SAC. SUDS scheme not fully defined through current application. Review following discharge of conditions.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield.</li> <li>- Site is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. The western boundary of the site is less susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Better than hourly bus service within 400m</li> <li>- Shop, village hall and primary school provision within 1200m. The site is 7.4km from a supermarket and 8.2km from William Allitt School.</li> <li>- The nearest major employment site lies within 4km at Moira.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development has potential to affect the setting of Overseal house and grange farm particularly towards west of site.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north and east, Clifton Road to the west and trees to the south.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. Application 9/2014/0431 proposes the retention of and planting of trees on the site, and open space</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

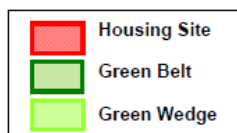
## Site 67: S0013. Land leading off Stanleigh Road, Overseal

### Description:

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

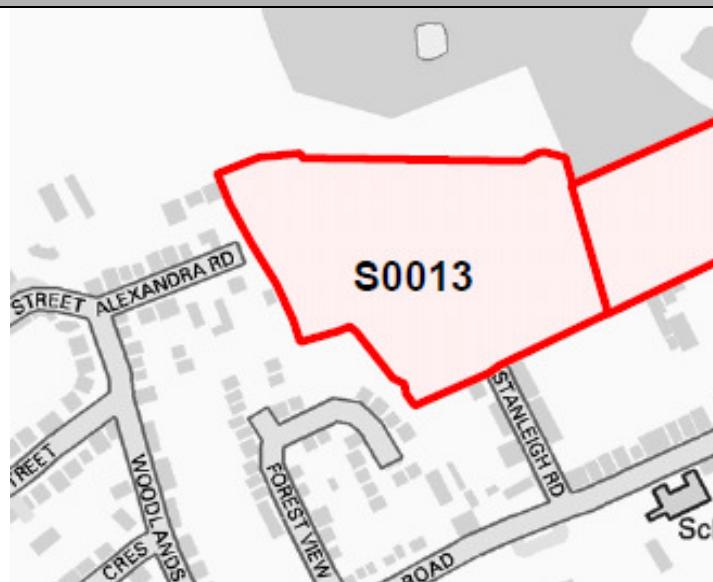
The site comprises agricultural land. It extends 3.18ha and is currently in single ownership and there is no developer interest in the site. The site is located within the River Mease Special Area of Conservation and the site slopes from west to east.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of Site of Special Scientific Interest. However the site is located within the River Mease SAC catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located within 400m of SD387 Overseal Church Meadow. - Potential Wildlife Site SDR6274 Edward Street Grassland is adjacent to the site, Towpath pools is located within 20m of the site and SDR6423 Overseal School Meadow is located within 120m of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?		- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- The could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development could be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- The will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make contribute towards the provision or expansion of healthcare facilities within 1.2km of the site. The nearest GP is located within Overseal 0.6km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of the village centre, village school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Uncertain impact</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest Primary School is at William Allitt. Which is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- Overseal Primary School is nearing capacity with 203 pupils attending the school which has a capacity of 206 pupils.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising will local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of Policy INF6 of the Plan</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, the impact of the site gradient on viability would need further assessment.</li> <li>- There is an identified need for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site</li> <li>- The site is located adjacent to the village, which contains the following facilities: a shop, primary school, doctor's surgery, public house, village hall, post office and outdoor sports provision.</li> <li>- There is a metalled footpath at Stanleigh Road, which could be used to connect the site the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution towards the provision of new education, open space and sports provision</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on traffic congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an at least hourly bus service to Swadlincote, Ashby and Burton within 800m</li> <li>- There is a metalled footpath at Stanleigh Road, which could be used to connect the site to the village.</li> <li>- There is no greenway adjacent to this site.</li> <li>- There are existing PROW within the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Overseal WWTW serves the site. There is currently headroom to receive foul flows from small scale development in the village (this is subject to review). However this is subject to contributing to the River Mease Development Contribution Scheme.</li> <li>- Superfast Broadband is available.</li> <li>- There are no known electricity or water supply issues</li> </ul>	

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

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

## Site 36: S0134: Land at Burton Road

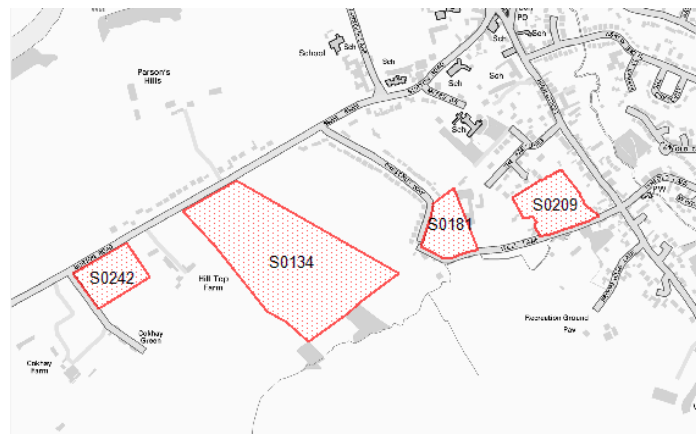
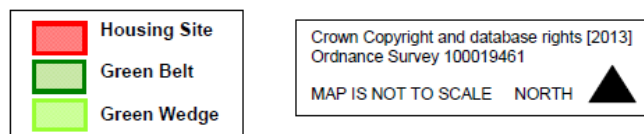
### Description:

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

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

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

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the site (although site SD238 is located 350m to the north of the site)	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site although there is a recording of a water vole 300m to the south. <b>Based on incomplete data. Will need updating .</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver arrange of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver open space including informal and formal leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.25km from the new built GP surgery in Willington	
	Will it promote healthy lifestyles?		- Development will be 700m of key services including the village centre. - Primary school would be 1.5km - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Uncertain impacts in from site development in respect of this issue	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Uncertain impacts identified	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of village primary school to accommodate growth - There may be a need of a new primary school should development on the scale proposed come forward in combination with proposed sites elsewhere in village.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent or close to the village, and within 800m of a range of facilities - Bus stops located within 400m of site on Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - The site is not adjacent to a cycle link.	
	Will it make the best use of other infrastructure?		- Growth may require capacity improvements to Milton Waste Water Treatment Works - Local capacity enhancements to the local sewerage network would also be required to support growth - Superfast broadband coverage programmed for 2015	

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

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

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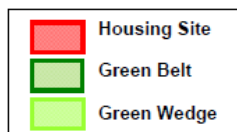
## Site S0273: Land at Cockhay Farm, Repton

### Description:

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

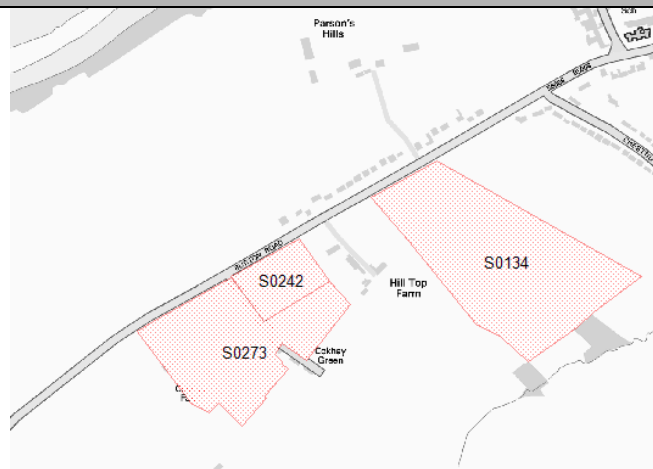
The site comprises agricultural land, equestrian premises and a dwelling. It extends 5.83ha and is currently in single ownership. There is low developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD223 Trentside Slope Complex - Potential Wildlife Site SD0078 Well Lane Meadows is located within 500 of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution toward open and recreation space provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located just over 1200m of the village centre. However Repton Primary School is 2.1km from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not located adjacent to the village; however the site is within 1.2km of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located within 400m of the site. There is no off road cycle route adjacent to this site. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

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

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

Version 1a

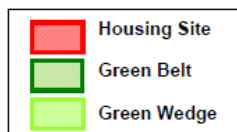
## Site xx: S0257: Land off Milton Road, Repton

### Description:

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

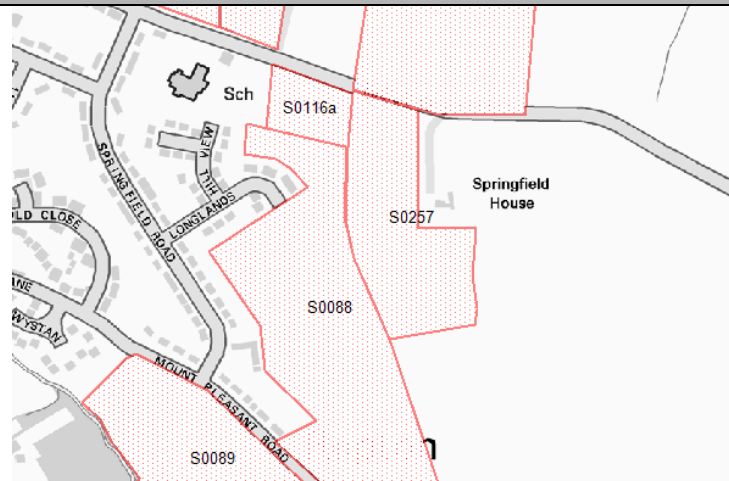
The site comprises agricultural land. It extends some 2.78ha and is currently in one ownership. There is high developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 350m of SD079 Repton Small Fields.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected species or BAP species within 100m of the site. Potential for commuting and foraging bats and breeding birds on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Withdrawn outline planning application 9/2014/1101 proposed new landscape planting and compensation planting, where required, utilising native, locally sourced species.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Withdrawn outline planning application 9/2014/1101 suggested that affordable housing and a range of house types could be provided on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute toward on-site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.9km from the site,	
	Will it promote healthy lifestyles?		- The site is located within 800m of a primary school, within 1200m of the village centre, however more than 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- one accident has been recorded on the on the local highway network over the most recently available five year period. The single accident (catergorised as 'slight' was recorded at the Milton Road junction with Springfield Road - concerns regarding site access have been identified by the transport Authority	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is nearing capacity. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - Outline planning application 9/2014/1101 proposes affordable housing. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to Part 1 allocation at Repton. The site is within 1200m of Repton Village Centre and more than 800m from a bus stop to Burton and Derby (An hourly weekday service and a Sunday Service). - There is no metalled footpath from the site to the village. The nearest footpath is located on Milton Road on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline application 9/2014/1101 states contributions towards education and health will be considered and open space will be provided on site. - Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- the traffic generation assessment confirms that the proposed development will generate a modest level of additional traffic movements on the local highway network. The impact of these additional trips is by the applicants Transport Assessment to be negligible	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton. Bus stop is located more than 800m from the site. - There is no off-road cycle route adjacent to this site. - There is no metalled footpath from the site to the village. The nearest footpath is located on Milton Road on the opposite side of the road to the site. - There is a PROW through the site. From east to west	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. Outline application 9/2014/1101 reserves all matters except access.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Pain.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a

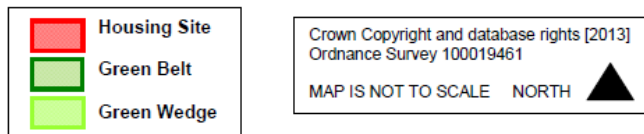
## Site xx: S0242: Chestnut Way, Repton

### Description:

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

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

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD223 Trentside Slope Complex - Potential Wildlife Site SD0078 Well Lane Meadows is located within 500 of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution to open and recreation provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.8km from the site.	
	Will it promote healthy lifestyles?		- The site is located with 1200m of the village centre. However Repton Primary School is 2.1km from the site over a sport pitch is over 2km away.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is not located adjacent to the village; however the site is within 1.2km of the village centre. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located within 400m of the site. - There is no off road cycle route adjacent to the site. - There is no footpath immediately adjacent to the site. The nearest footpath is located on the opposite side of the site of Burton Road.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

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

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

Version 1a

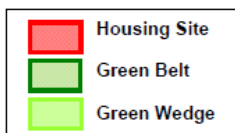
## Site 92: S0209. Site at The Coach House and Danesgate, Well Lane, Repton

### Description:

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

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The site is located within 300m of County Wildlife Site SD079 Repton Small Fields - Potential Wildlife Site SDPLWS off Pinfold Land is located within 200m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records help indicating protected or BAP species within 100m of the site. Based on incomplete data will require updating.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given the local plan requirement development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution wards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within 2.4km.	
	Will it promote healthy lifestyles?		- Site is within 800m of the village centre and sports pitch, however is within 1200m of Repton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2. -
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development to this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15% dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However the impact on viability of the gradient and access on the site would require further assessment.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within the existing village. - Bus stop for the V3 service to Burton and Derby is located within 800m of the site. - The site is located within 800m of the village centre. - There is no metalled footpath immediately adjacent to the site. The closet footpath is located in close proximity to the site opposite 14Well Lane - The village has relatively good service provision (including a primary school, a village hall, public house, convenience store, post office, leisure facilities)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirement for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides an Sunday service - There is no metalled footpath immediately adjacent to the site. The closet footpath is located in close proximity to the site opposite 14Well Lane - There is a PROW adjacent to the east boundary of the site. - There is no off-road cycle route adjacent to this site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available. - Well Lane which would provide access to the site is narrow.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is predominantly greenfield. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is predominantly greenfield. There is very limited potential to reuse waster material on site during the construction phase.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan,
	Will it increase waste recovery and recycling?		- New development would lead to a general increase in waste generation during construction and operation phases of development.	
	Will it reduce the proportion of waste sent to landfill?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided by site promoters).	
To promote sustainable forms of construction and sustainable use of natural resources	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is very limited potential to reuse demolition waste onsite (existing dwellings only equate to 0.06ha of the site), although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

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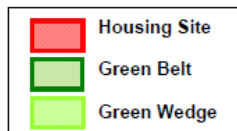
## Site xx: S0181: Chestnut Way, Repton

### Description:

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

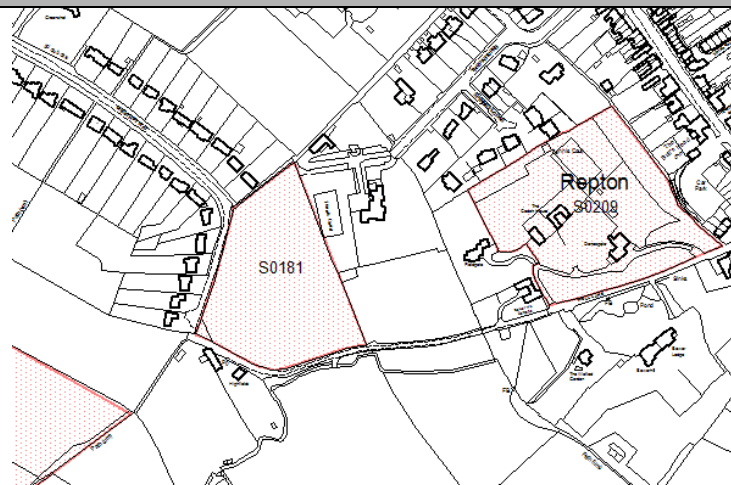
The site comprises agricultural land. It extends some 1.3ha and is currently in single ownership. There is medium developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 500m of SD079 Repton Small Fields. - Potential Wildlife Site SD0078 Well Lane Meadows is located within 200m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protecting or BAP species within 100m of the site.. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.4km from the site,	
	Will it promote healthy lifestyles?		- The site is located with 800m of a sports pitch, within 1200m of the village centre and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent to the village within 1.2km of the village centre. - The site is located within 400m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service) - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled path along Chestnut way and Burton Road	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village and healthcare. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3) within 400m of the site. - There is no off road cycle route adjacent to the site. - There is a metalled footpath along Chestnut Avenue and Burton Road - There is a PROW adjacent to the northern boundary of the site and to the south west of the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

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

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

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[illegible]502

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.7km from the site,	
	Will it promote healthy lifestyles?		- The site is located over 1200m from the village centre, within 1200m of a sports pitch and within 800m of Repton Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development. - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and County LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent or close to the village, however in excess of 1200m of Repton Village Centre. - The site is located in excess of 1200m of a bus stop to Burton and Derby (V3) (An hourly weekday service and a Sunday Service) - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is no metalled footpath from the sit to the village. The nearest footpath is located on Mount Pleasant Road on the opposite side of the road to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards provision of new education, open space and sports provision in the village. - No information regarding site services and facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown.	- The impact of the development on highway congestion is unknown
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stop is located in excess of 800m of the site. - There is no off road cycle route adjacent to this site. - There is no metalled footpath from the sit to the village. The nearest footpath is located on Mount Pleasant Road on the opposite side of the road to the site. - There is a PROW through the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and businesses located in Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to emerging Policy BNE1 of the Part 1 Local Plan
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conforms to emerging Policy BNE1 of the Part1 Local Pain.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

Version 1a

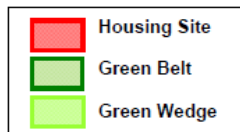
## Site 90: S0130: Land at Askew Hill, Milton Road, Repton

### Description:

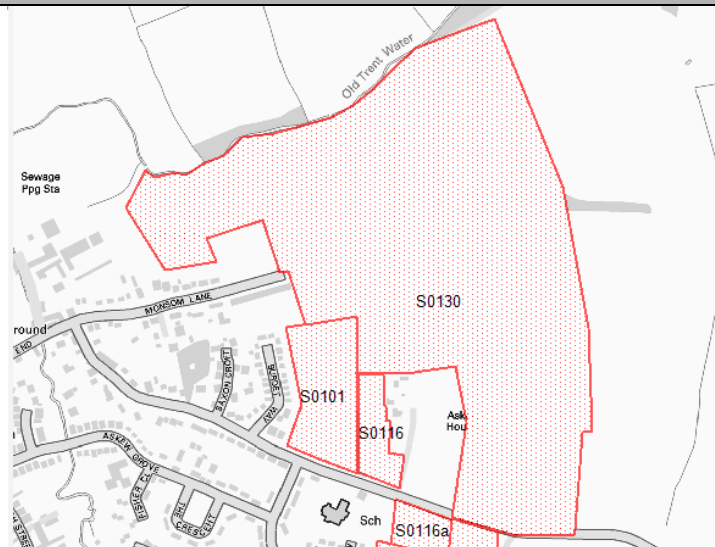
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

This site comprises agricultural land. It extends some 30.9ha and is currently in single ownership. There is no developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The site is within 300m of County Wildlife Site SD081 Repton Oxbow.	
	Could development affect protected species or BAP priority species?	No	- Evidence of otter recordings on Old Trent Water to the north of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would belikely to provide open recreation and amenity space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.3km from the site.	
	Will it promote healthy lifestyles?		- Part of the site is located within 800m of Repton Primary School and the Village Centre. However the site is in excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent or to the village, - Bus stops located 800m from the site and the site is within 800m of the village centre - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled footpath near to the site, at 58 Monsom Lane which could be used to connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located 800m from the site. - There is no off road cycle route adjacent to the site. - There is a metalled footpath near to the site, at 58 Monsom Lane which could be used to connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available	

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

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

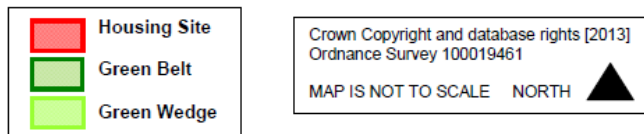
## Site 88: S0116: Land at Askew Hill, Milton Road, Repton

### Description:

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

The site comprises a dwelling and its curtilage. It extends some 0.92ha and is currently in one ownership. There is medium develop interest in the site.

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD079 Repton Small Fields.	
	Could development affect protected species or BAP priority species?	Yes	- No record held indicating protected or BAP species over 100m of the site. <b>Based on incomplete data, will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given local plan requirements development would be likely to deliver a range of house sizes. However due to the size of the site, the site would make an uncertain contribution towards the delivery of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable over the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open recreation space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Willington 2.5km from the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Primary School and within 1200m of the village centre. However development would be in excess of 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of the development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwell, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- Development of the site would provide an uncertain contribution towards the delivery of affordable housing, due to the site size. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of the village centre. - Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides an Sunday service - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - There is a metalled footpath adjacent to the site on Milton Road, which would connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 800m of the site. - Site does not lie adjacent to an off road cycle route. - The village has relatively good service provision. - There is a metalled footpath adjacent to the site on Milton Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

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

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

Version 1a

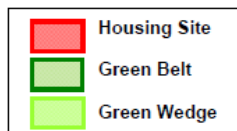
## Site 87: S0101 - Land at Askew Hill, Milton Road, Repton

### Description:

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

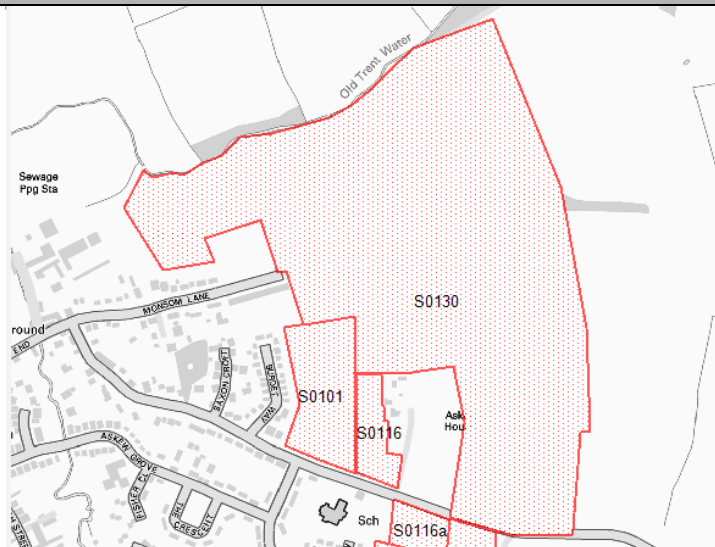
The site comprises agricultural land. It extends some 2.41ha and is currently in single ownership. There is no developer interest in the site.

### Key



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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 within BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD081 Repton Oxbow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data. Will require updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could provide open recreation and amenity provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make some contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.4km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Repton Primary School and village centre. The site however is in excess of 1200m of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts in from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and Inf2. -
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However, further assessment of the impact of the changing gradient on viability would be required. - There is no identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the village. - Bus stop for the V3 service to Burton and Derby is located within 800m of the site. The service provides an hourly weekly service and provides an Sunday service - There is a metalled footpath adjacent to the site on Milton Road, which could connect the site to the village. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of healthcare and education. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 800m of the site. - There is no off road cycle route adjacent to the site. - The village has relatively good service provision. - There is a metalled footpath adjacent to the site on Milton Road, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - Superfast Broadband is available.	

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

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

Version 1a

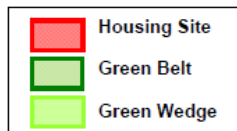
## Site xx: S0089 Adjacent to Mount Pleasant Public House, Repton

### Description:

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

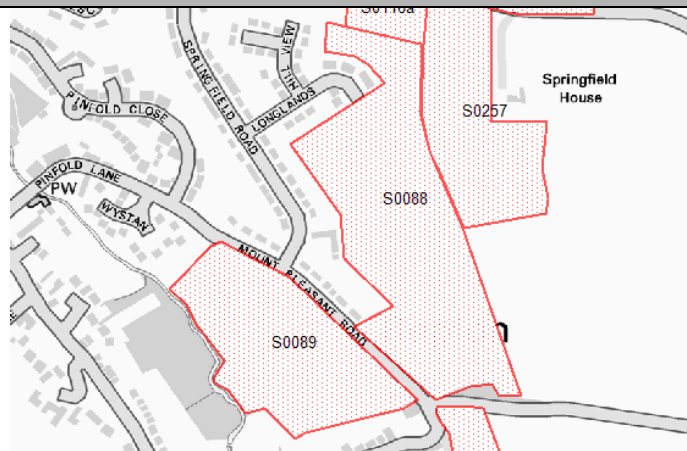
The site comprises vacant green space. It extends some 3.5ha and is currently in multiple ownership, however all parties are willing to develop the site. There is high developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?		- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance within BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?		- County Wildlife Site SD079 Repton Small Fields is located within the western boundary of the site. SD399 Sledge Wood and Repton Carr is located within 50m of the site. - Potential Wildlife Site SDR6490 Meadow Pleasant Meadow is adjacent to the southern boundary of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data. Will need updating.</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make a contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Willington 2.7km from the site.	
	Will it promote healthy lifestyles?		- The site is located within 800m of Repton Primary School and a Sports Pitch and within 1200m of the village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts in from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and Inf2. -
	Will it reduce the number of people involved in accidents		- The impact of the development on the number of accidents is unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is nearing capacity with 1957 pupils attending the school with a capacity of 2070 - Repton Primary School is exceeding capacity with 240 pupils attending the school which has a capacity of 252.	- Continue liaison with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment would be required on the viability impact of the sites gradient. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is adjacent to the village, and within 1200m of a range of facilities. - There are a range of facilities within the village: convenience store, primary school, village hall, outdoor leisure, post office and public house. - Bus stop for the V3 service to Burton and Derby is located more than 800m from the site. - There is no metalled footpath immediately adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of new education, open space and sports provision in the village. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development on highway congestion is unknown	- Requirements for Green Travel Plans, or other measures to secure non-car travel..
	Will it increase the proportion of journeys using modes other than cars?		- Bus stop for the V3 service to Burton and Derby is located more than 800m from the site. - There is PROW through the site and adjacent to the southern boundary of the site. - There is no off road cycle route adjacent to this site. - There is no metalled footpath immediately adjacent to the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is currently exceeding capacity - There are no known water and electricity supply constraints - 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and businesses located within Repton and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters)	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond the standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste on site - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

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

Version 1a

## Site 34: S0088 Land off Longlands, Repton

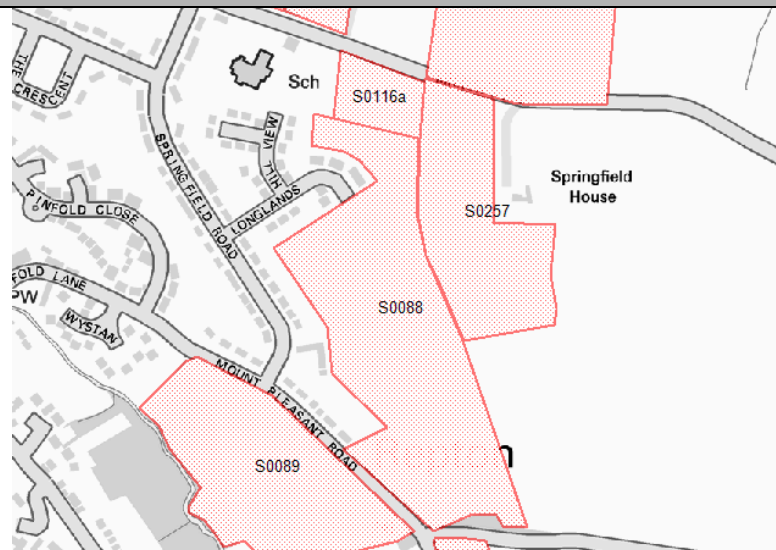
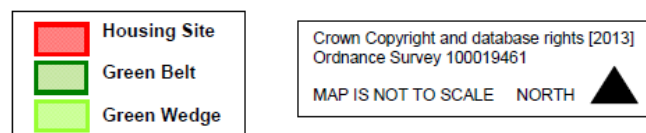
### Description:

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

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

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

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County wildlife sites within 300m of this site	
	Could development affect protected species or BAP priority species?	Yes	- No protected species recordings within 100m of the site - Limited potential for nesting bird, bats and GCN on site, although habitat survey of site 0088 has not identified any protected or BAP species in the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Development master plan for sites within site 0088 indicate that new habitat creation to include dry attenuation basin, informal open space and tree planting to be included on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- There is an identified shortfall of affordable homes within Repton - Application (9/2014/1158) proposes a contribution towards affordable housing of 30%. - Application 9/2014/1093 proposes 30% affordable housing on site.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development on part of site 0088 will include wheel chair accessible bungalows to meet identified social housing need.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site is an urban extension and would not facilitate the reuse of empty properties	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver limited open space including timber trail and informal green space	- Ensure new development improves access to local walking and cycling routes and to Repton Village centre including along Milton Road.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.75 from the new built GP surgery in Willington - Site would deliver improves access along Milton Lane as well as lit access into the village	
	Will it promote healthy lifestyles?		- Development will be within 900m of key services including the village centre. - Primary school would be within 200m of site. - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- Uncertain impacts in from site development in respect of this issue	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- PIA data indicates no safety issue in this general area, although there was a single slight accident recorded in 2010. - Development in this area is would significantly improve walking access along Milton Road	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of adjacent primary school to accommodate growth	- Continue liaison with local Schools and County LEA to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation, with Repton.	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The nearest bus service is more than 800m from the site, but the village centre is within 1200m..	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision in nearby Willington and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Transport assessment concludes that potential impact of the proposed development on the surrounding highway network will be negligible	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3, but bus stops are more than 800m from the site. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- large scale growth would require capacity improvements to Milton Waste Water Treatment Works. - Local capacity enhancements to the local sewerage network would also be required to support growth. - Superfast Broadband delivery expected 2015	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural businesses and growth	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within the village centre located nearby.	- Ensure good connectivity to Repton
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas. The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers.	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (No information in respect of waste provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Include appropriate water efficiency and waste management policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - <b>Add data on minerals safeguarding issues on receipt</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

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

Version 1a

## Site 36: S0134: Land at Burton Road

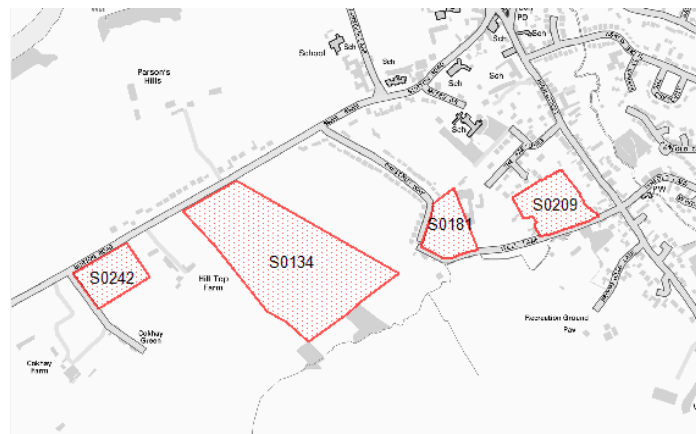
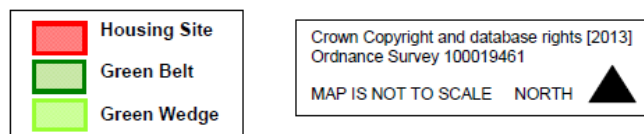
### Description:

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

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

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

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the site (although site SD238 is located 350m to the north of the site)	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site although there is a recording of a water vole 300m to the south. <b>Based on incomplete data. Will need updating .</b>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver arrange of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Site could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver open space including informal and formal leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Site would be 2.25km from the new built GP surgery in Willington	
	Will it promote healthy lifestyles?		- Development will be 700m of key services including the village centre. - Primary school would be 1.5km - Sports pitches >1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Uncertain impacts in from site development in respect of this issue	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Uncertain impacts identified	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port at Etwall, which is currently at capacity but is capable of limited expansion to accommodate limited levels of additional growth. - There is no data on capacity of village primary school to accommodate growth - There may be a need of a new primary school should development on the scale proposed come forward in combination with proposed sites elsewhere in village.	- 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 would have no effect against this objective - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area – there is an identified shortfall within Repton. - There are below average levels of deprivation with Repton reflected in the cost of new homes which is notably higher than the district average.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are located adjacent or close to the village, and within 800m of a range of facilities - Bus stops located within 400m of site on Burton Road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new (extended) education provision, open space and would support existing health care provision and shops in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on traffic congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service connecting Repton with Derby and Burton (V3). Bus stops are located within 400m of the site on Springfield Road. - The site is not adjacent to a cycle link.	
	Will it make the best use of other infrastructure?		- Growth may require capacity improvements to Milton Waste Water Treatment Works - Local capacity enhancements to the local sewerage network would also be required to support growth - Superfast broadband coverage programmed for 2015	

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

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

Version 1a

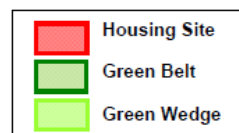
## Site 100: S0076. Land at Aston Lane, Shardlow

### Description:

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

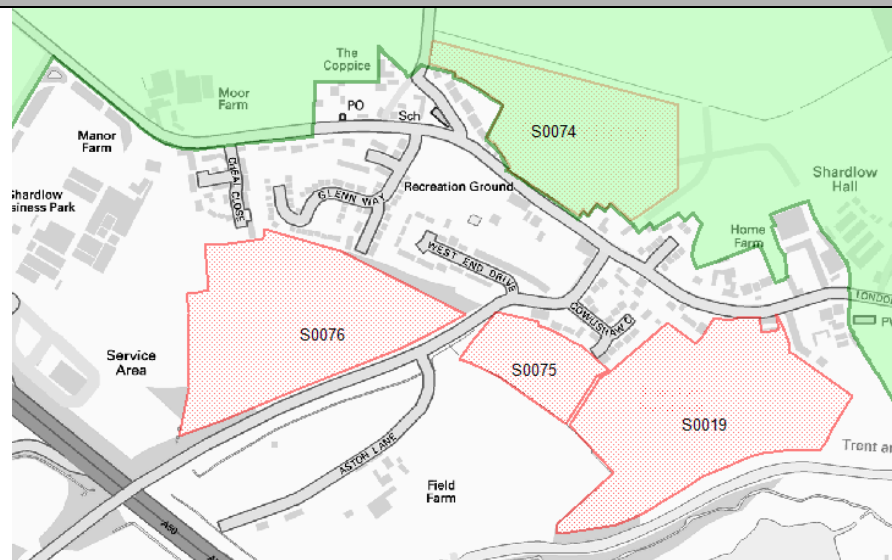
The site is greenfield and is currently used as agricultural land. The site is 6.6ha, is currently in single ownership and there is no developer interest in the site. In addition the site is located within Green Belt.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could contribute toward open space and recreation provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery of new healthcare facilities or expansion of health care facilities within 3km of the site. The nearest GP is located within Aston on Trent.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located over 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact development of the site would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, capacity for the school is currently unknown. - The Long Eaton School is currently at capacity with 1285 pupils attending the school which has a capacity of 1237.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing villages. Bus stops are located within 400m of the site which provides an hourly service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall. - There is a metalled footpath adjacent to the site on Aston Lane which could connect the site the village services	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development will have on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby and Leicester, including a Sunday Service. - The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW through the site from north to south and on part of the southern boundary of the site. - There is a metalled footpath adjacent to the site on Aston Lane, which could connect the site the village services	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

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

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

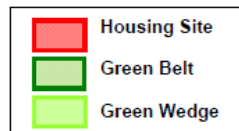
## Site 99: S0075. Land at Cowlshaw Close and Aston Lane, Shardlow

### Description:

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

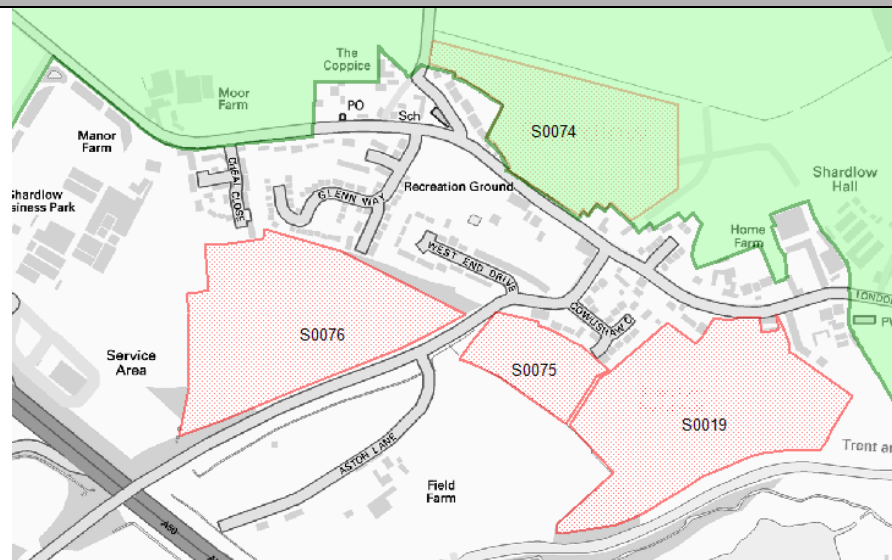
The site is greenfield and is currently used as agricultural land. The site is 1.5ha, is currently in single ownership and there is no developer interest in the site.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is over 1km away at SD162 Cavendish Bridge Complex	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located over 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, capacity for the school is currently unknown. - The Long Eaton School is currently at capacity with 1285 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located within 400m of an hourly service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall, all within 800m except the village hall, which lies within 1200m. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that a site of this size would have a significant impact on highway congestion	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby and Leicester, including a Sunday Service. - The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW to the east and south of site. - There is no metalled footpath adjacent to the site. - There are no off road cycle routes adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 2 and 3a. - The site contains areas of less and intermediate susceptible to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is relatively well located in respect of day to day retail needs and primary school provision. The site is located within 400m of an hourly bus service and within 800m of the village school, recreation ground, post office. However is in excess of 1200m of the village hall. - The nearest major employment site and supermarket are located within 4km at Castle Donington. - Secondary School provision is located 7.2km from the site.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- HERS25208 Shardlow AP Pit Alignment Feature is located adjacent to the southern boundary of the site. HERS2502 Shardlow AP Features is located within 100m of the site and HERS25206 Shardlow AP Features is located within 200m of the site. - 420m from Scheduled Ancient Monuments - Impacts could be dependent on the detailed design and layout of the scheme but potential impact on setting of conservation area.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact, although the site lies close to the Trent and Mersey Canal Conservation Area.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing development to the north, trees to the east and south and hedgerow to the west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

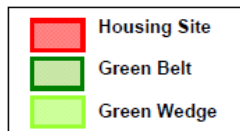
## Site 98: S0074. Land at London Road, Shardlow

### Description:

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

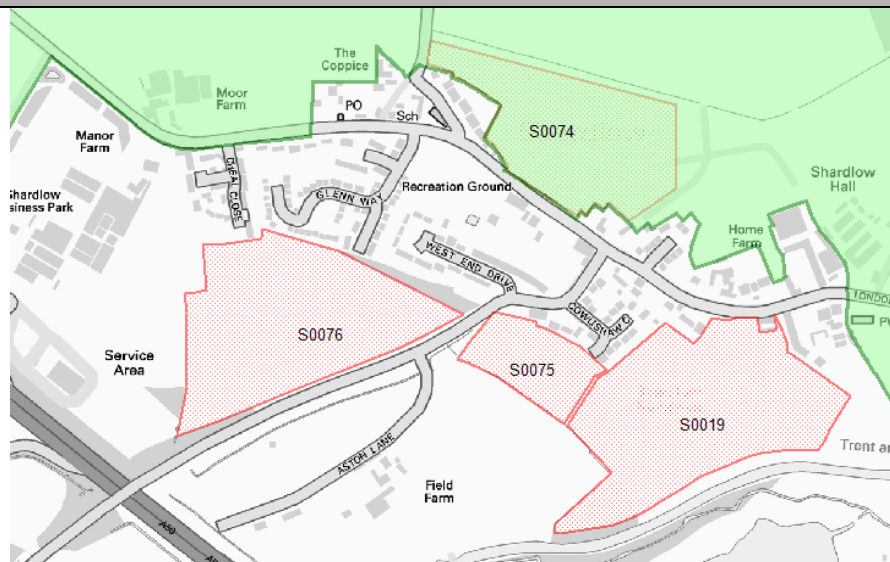
The site is greenfield and is currently used as farmland. The site is 4.53h, is currently in single ownership and there is no developer interest in the site. In addition the site is located within Green Belt.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make limited contribution towards improving open space and leisure provision both on site and within 1200m of the site	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent 3.2km from the site,	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office. The site however is located within 1200m from Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, capacity for the school is currently unknown. - The Long Eaton School is currently at capacity with 1285 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Bus stops are located opposite the site and provides an hourly service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground within 800m and a village hall within 1200m. - There is a metaled footpath adjacent to the site on London Road which could connect the site the village services	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on highway congestion is unknown.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby and Leicester, including a Sunday Service. - The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW to the east of the site. - There is a metaled footpath adjacent to the site on London Road, which could connect the site the village services - There is no off-highway greenway adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

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

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

Version 1a

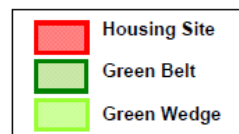
## Site 97: S0019. Site at Former Nursery, London Road, Shardlow

### Description:

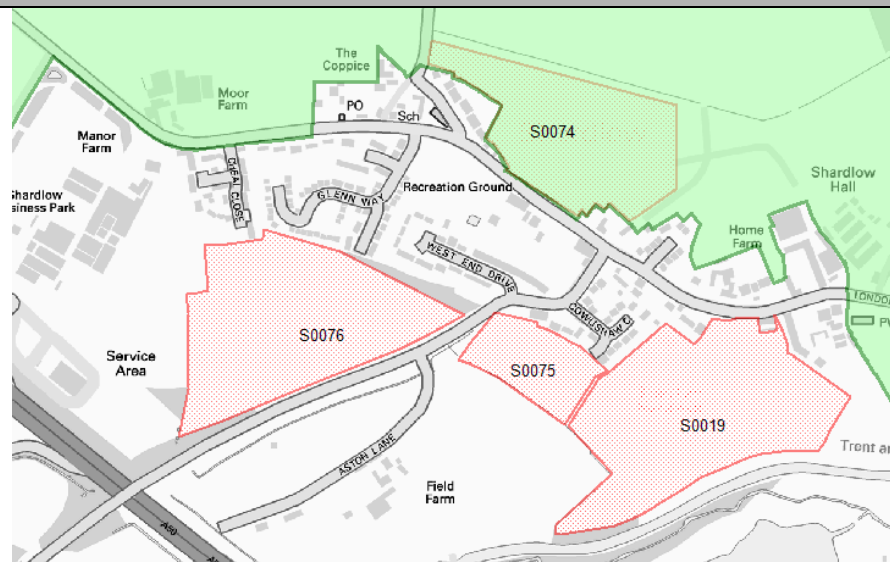
The village of Shardlow lies to the north east of the District and is located approximately 12km south east of Derby. Shardlow is a linear settlement made up of two elements.

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

### Key



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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 750m of SD162 (Cavendish Bridge). - Potential Wildlife Site SDR6447 (Witches Oak Water) is 76m from the site.	
	Could development affect protected species or BAP priority species?	No	- Breeding birds are likely to be present within the trees and hedgerows on site. The Ecology Survey accompanying application 9/2014/1216 indicates that to minimise any potential impact or disturbance to protected breeding birds, any vegetation clearance should be undertaken outside the bird breeding season, i.e. from late August, and be completed by late February. - Trees surrounding the site are likely to be used by bats for commuting and foraging. These trees are to be retained as part of the landscaping of the site. If they are to be affected by any works a further investigation by a qualified tree climber is recommended to ascertain the trees' usage by bats. - The mosaic scrub on site is considered optimal for use by reptiles. The areas of scrub and grassland along with the drainage ditch are all considered likely to provide suitable habitat for foraging, commuting and resting reptiles. Due to the mosaic of habitats identified within the survey area, it is recommended that reptile surveys are carried out across the survey area to confirm presence/absence. - The riparian habitat of the Trent and Mersey Canal on the southern boundary could support water vole amphibious and otter with the habitats providing suitable locations for water vole burrows and otter holts within the banks and beneath the roots of mature bankside trees. A record of otter dated 2002 was returned 0.61km east associated with the Aston Brook/Trent confluence. Additional records dated from 2000 onwards until 2003 were also associated with the River Trent at Kings Mills and at Shardlow.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- The Ecology Survey submitted with application 9/2014/1216 indicates that landscaping should aim to mitigate the loss of trees and improve bird habitats on site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Planning application 9/2014/1216 proposes that the development should include 29 affordable homes for rent and shared ownership..	- Ensure policies support the delivery of appropriate mix and tenure of new homes in
	Will it increase the range and affordability of housing for all social groups?	Yes	- Outline planning application 9/2014/1216 proposes affordable housing on site and a mixed and housing types	

	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.	accordance with H19 and H20.
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The concept Master plan for application 9/2014/1216 proposes open space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will contribute towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Aston on Trent 1.8km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Shardlow, however the site is located within 800m of the village school, recreation ground and post office and Shardlow Village Hall	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest primary school is located within Shardlow, but capacity is currently unknown. - The Long Eaton School is currently at capacity with 1285 pupils attending the school which has a capacity of 1237.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would deliver new affordable housing in this area. Outline planning application 9/2014/1216 proposes 30% affordable housing on site. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing villages. Bus stops are located opposite the site on London Road and provides an hourly bus service to Derby and Leicestershire, including a Sunday service. - There are some facilities within the village including a shop, post office, primary school, recreation ground and village hall all within 800m of the site. - There is a metalled footpath adjacent to the site, which could connect the site the village services. - The nearest major employment area is within 3km at Castle Donington.	- 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 provision in the village and will contribute toward open space provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Assessment submitted with planning application 9/2014/1216 indicates that impact on the highway network will be minimal.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby and Leicester, including a Sunday Service. - The provision of additional pedestrian/cycle links could improve the local PROW network. An existing PROW is adjacent to the west of the site. There are no established off-road cycle paths adjacent to the site. - There is a metalled footpath adjacent to the site, which could connect the site to village services	
	Will it make the best use of other infrastructure?		- There is headroom at Shardlow WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network. Some local improvements would however, be required. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Shardlow and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Limited information has been provided by the site promoter, (application 9/2014/1216 is for outline permission, 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?		- There is potential (however limited) to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout providing this information has been submitted by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1 and SD2 of the emerging Part 1 local plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential (however limited) to reuse demolition waste on site. In addition the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that the site lends itself to natural drainage catchments and that there will therefore be no need for a SUDS scheme.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>-</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 2 and 3a.</li> <li>- The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that the site may be susceptible to surface water flooding during a 1:100 year storm. The drainage system for the site will need to take account of this. There are areas of less and intermediate susceptibility to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would conform to existing requirements to retain runoff rates at greenfield levels. The Flood Risk Assessment submitted with planning application 9/2014/1216 indicates that development proposals for the site lend themselves to the natural drainage catchments for the site so no new connections are proposed to the sewerage network.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of an hourly bus service and within 800m of the village school, recreation ground, post office and village hall.</li> <li>- The nearest major employment site is within 3km at Castle Donington</li> <li>- The nearest supermarket is within 4km at Castle Donington</li> <li>- Secondary School provision is located 6.9km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation although no information in this respect is provided with planning application 9/2014/1216.</li> </ul>	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will affect Shardlow Conservation Area which is adjacent to the site and nearby listed buildings (Grade II Listed Shardlow Manor – which is adjacent to the site and Grade II listed Church of St James which is in within 100m of the site). Great care would be needed to protect views to the south from the manor towards the canal. There could be a significant impact on the setting of these Listed buildings in particular the manor and church of St James.</li> <li>- No HERS sites are located within the site, however HERS25203 Shardlow St James is within 50m of the site, HERS25208 Shardlow AP Pit Alignment Feature is adjacent to the western boundary of the site. HERS99002 The Trent and Mersey Canal is 20m from the site.</li> <li>- Scheduled Ancient Monument is located within 500m of site to the south west.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The Design and Access Statement submitted with planning application 9/2014/1216 Development will enhance local access towards the proposed amenity space at the southern end of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Green Belt.</li> <li>- The site is located within the Trent Valley Washlands Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the north, pronounced hedgerow to the west, trees to the south west and trees and the canal to south and to a limited extent hedgerows and trees to the east.</li> <li>- Planning application 9/2014/1216 proposes trees and planting on site and an amenity space to the south and south east of the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> </ul>	

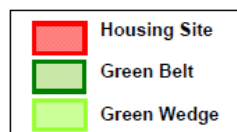
## Site xx: S0266: Land at King Fisher Lane, Willington

### Description:

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

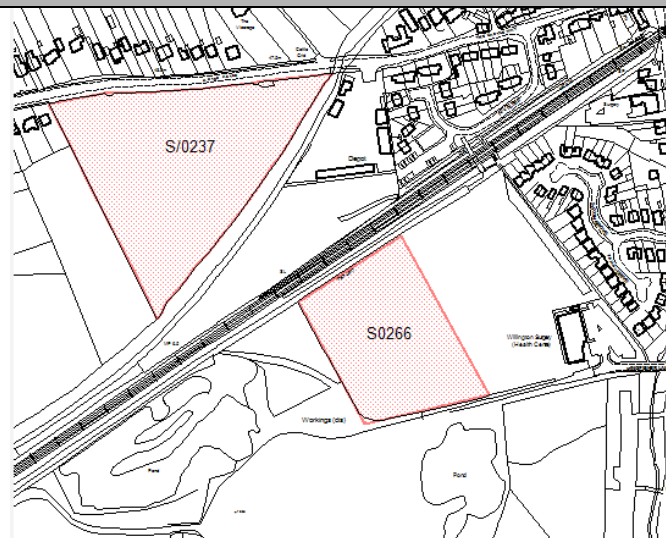
The site comprises a restored minerals extraction site, - a greenfield site. It extends 1.7ha and is currently in single ownership. There is high developer interest in the site.

#### Key



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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 located within 300m of County Wildlife Site SD382 Willington Wetlands.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site would make an uncertain contribution towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, within 200m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a Willington Village Centre and within 1200m of a sports pitch and primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity - Willington Primary School is at capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development. - There is a known need for affordable housing in this location.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop on, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site. - There are many local facilities (including a primary school, village hall, supermarket, post office, outdoor leisure and public house). - It is anticipated that the village centre would be accessible from the site via a metalled footpath following construction of adjacent consented residential development to the east.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development have on highway congestion	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of bus stop, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site, although services are limited.. - There are no established off road cycle routes in this location. - It is anticipated that the village centre would be accessible from the site via a metalled footpath following construction of adjacent consented residential development to the east.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre, however is within 1200m of Willington Primary School. The nearest supermarket is located within 500m of the site</li> <li>Secondary school provision is at Chellaston is 10km from the site</li> <li>The nearest major employment site is Toyota, which lies within 3km of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>The site is covered by HERS27928 Willington -. In addition the site is located within 100m of HERS99002 The Trent and Mersey Canal.</li> <li>The Trent and Mersey Canal Conservation Area is located within 100m of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by trees and the railway line to the north and Kingfisher Lane to the south. The development is open to the north and east, however existing housing development is currently being constructed to the north of the site.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

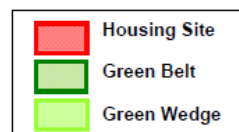
## Site xx: S0238: Land at the Castle Way, Willington

### Description:

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

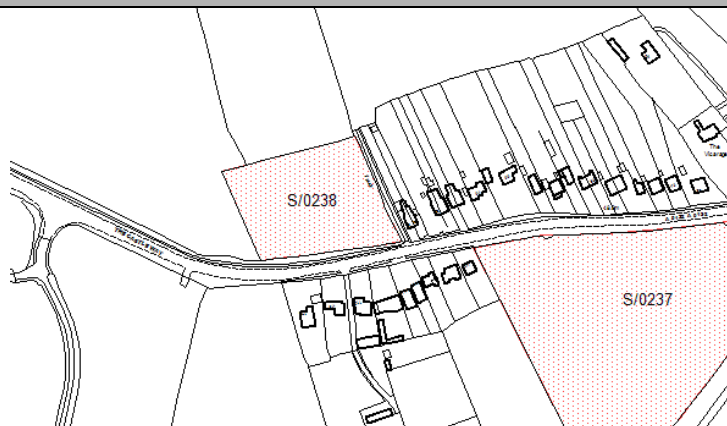
The site comprises of agricultural land. It extents 0.75ha and is currently in single ownership. There is no developer interest in the site.

#### Key



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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 conservations (County Wildlife Site) is located 340m of SD390 Highbridge Wetlands. - The site is within 300m of Potential Wildlife Site SDR6408 Trent and Mersey Canal.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make an uncertain contribution towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site. However given the local plan requirement development would be likely to deliver a range of house sizes. However due to the size of the site, the site would make an uncertain contribution towards the provision of affordable housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision on site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, 1km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of Willington village centre. However the entrance to Willington Primary School is located 1200m from the site on foot and a sports pitch is within 1km of the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity - Willington Primary School is at capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the size of the site, the site would provide an uncertain contribution towards affordable housing. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 800m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site. - There are many local facilities (including a primary school, village hall, supermarket, post office, outdoor leisure and public house). - There is a metalled footpath adjacent to the site on Castle Way, which could connect the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 700m of the site, although services are infrequent. - There are no established off road cycle routes adjacent to the site. - There is a metalled footpath adjacent to the site on Castle Way, which could connect the site to the village.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to be Grade 3 good to average quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 800m of an hourly or better bus service and within 800m of Willington Village Centre, including the supermarket. However the entrance to Willington Primary School is more than 1200m from the site.</li> <li>Secondary school provision is at John Port is 4.8 km from the site</li> <li>The nearest major employment site lies within 3km, at Toyota.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>No HERS are located on the site, however HERS27923 Willington Quarry is located within 40m of the site and HERS99002. The Trent and Mersey Canal is located within 300m of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of low sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by Castle Way and hedgerows to the south, and hedgerows to the hedgerows to the east, west and north.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

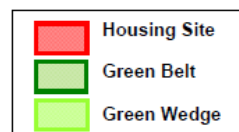
## Site xx: S0237: Land at the Castle Way, Willington

### Description:

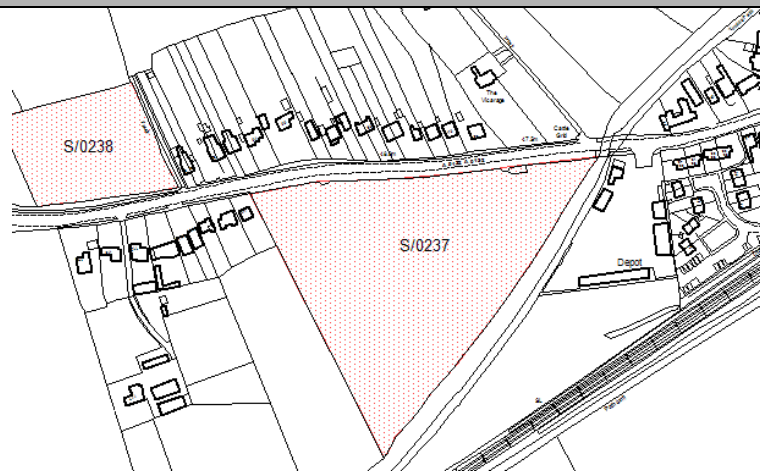
The village of Willington lies to the north of the District and is located approximately 13 km south of the Derby City Centre.

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

### Key



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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 located within 300m of County Wildlife Site SD390 Highbridge Wetlands. - The site is adjacent to Potential Wildlife site 99002 The Trent and Mersey Canal.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 1.2km of the site. The nearest GP is located in Willington, 1km of the site.	
	Will it promote healthy lifestyles?		- Site is within 400m of the village centre. However the entrance to Willington Primary School is located within 1200m of the site on foot and a sports pitch is within 800m of the site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known how development will affect accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port Academy, which is at capacity. - Willington Primary School is at capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is within 400m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 500m of the site. - There are many local facilities (including a primary school, village hall, supermarket, post office, outdoor leisure and public house). - There is no footpath immediately adjacent to the site. The closest footpath ends before the north east corner of the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of bus stop on Canal Bridge, which provides an hourly service to Derby and Burton and a service every two hours on Sunday - Willington Railway Station is located within 500m of the site, although services are infrequent. - The provision of additional pedestrian/cycle links could improve the local PROW network. - There are no off road cycle routes adjacent to the site. - There is no footpath immediately adjacent to the site. The closest footpath ends before the north east corner of the site.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development will have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>New housing development is likely to lead to an increase in energy use in aggregate terms homes in villages could perform less well in respect of this objective due to increased reliance on private transport to access local services and facilities.</li> <li>The site is located within 400m of an hourly or better bus service and within 800m of Willington Village Centre. The nearest supermarket is located within 500m of the site. However the entrance to Willington Primary School is 1.6km from the site.</li> <li>Secondary school provision is at Chellaston is 10.5km from the site</li> <li>The nearest major employment site lies within 3km, at Toyota.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>Development could affect the setting of the Trent and Mersey Canal, which is adjacent to the site. Development would need to be pulled away from the canal and a strong buffer retained to avoid detrimental impact on its setting and rural character at this point.</li> <li>No HERS are located on the site, however HERS99002 The Trent and Mersey Canal is adjacent to the site, HERS 27928 Willington is located 100m to the south of the site and HERS27923 Willington Quarry is located 200M to the west of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of low sensitivity according to the County Council's Areas of multiple environmental sensitivity</li> <li>The site is located within Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by Castle Way and hedgerows to the north, hedgerows to the east and the Trent and Mersey Canal to the south east.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

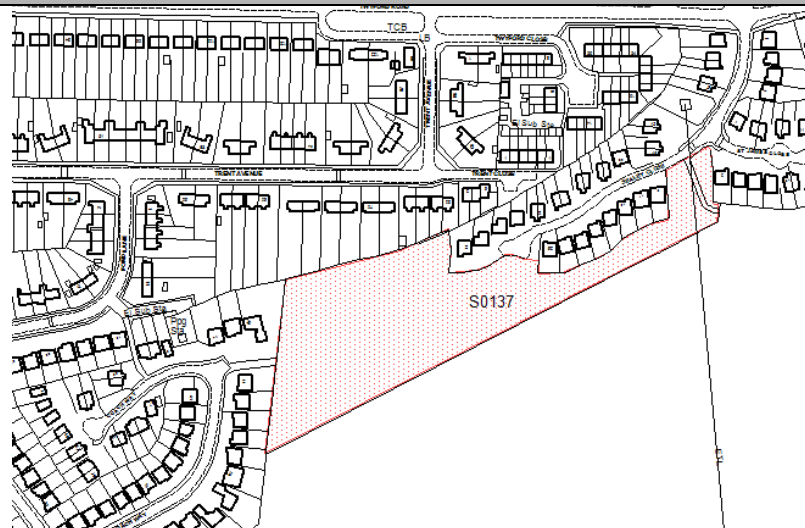
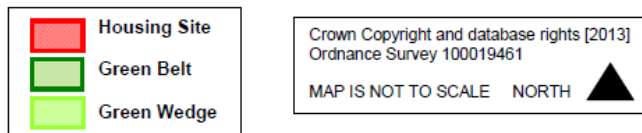
## Site xx: S0137: Land at Sealey Close, Willington

### Description:

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

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

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife Site SD084 Sports Ground Marsh.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery or support the expansion of healthcare facilities within 3km of the site. The nearest GP is located in Willington, within 2km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of a sports pitch, just outside 800m of Willington Primary school and just outside 1200m of Willington Village Centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Chellaston Academy, which is at capacity, - Willington Primary School is at capacity with 216 pupils attending the school which has a capacity of 210 pupils.	- Continue liaising with local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could viable for housing development. - There is a known need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. The site is within 800m of an hourly bus service to Burton and Derby. There is a Sunday service every two hours. - The site is within 1200m of Willington railway station, connecting to Derby, Nottingham, Burton and Birmingham, although services are relatively infrequent. - There are many local facilities (including a primary school, village hall, doctors surgery, supermarket, post office, outdoor leisure and public house), all within 1200m. - There is no metalled footpath from the site to the village centre (the nearest footpath is located at Sealey Close, however close to the A5132)	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact identified	- Where appropriate larger developments to be supported by a travel plan in accordance with policy INF2.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located within 800m of an hourly bus service to Burton and Derby. There is a Sunday service every two hours. The railway station is within 1200m, although services are infrequent. - There are no established off road cycle routes in this location. - There is no metalled footpath from the site to the village (the nearest footpath is located at Sealey Close, however close to the A5132)	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is exceeding capacity. - There are no known requirements for additional water supply or electricity network improvements. - 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Willington and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre in accordance with INF2
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

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

# **LOCAL SERVICE VILLAGES**

## Site 13: S0065. Land off Mill Street, Coton in the Elms

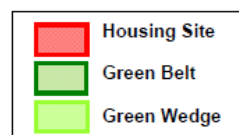
### Description:

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

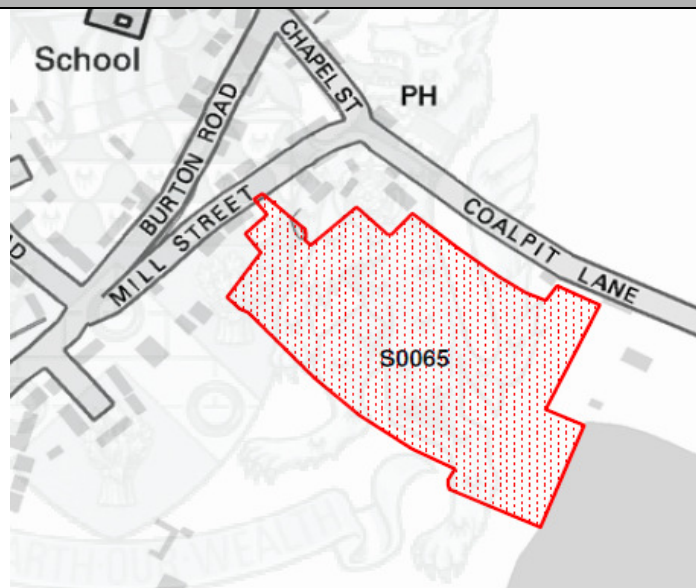
There are no other sites within Coton in the Elms that have been included in the SHLAA.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 600m of SD384, Church Street, Grassland. - Potential Wildlife Site is within 300m of SDR6286 Long Furlong Farm Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities which are located at Rosliston (within 1700m of the site).</li> <li>- Development could potentially contribute towards the provision of, or expansion of existing facilities within 3km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre however the site is located within 800m of a convenience store, Coton in the Elms Primary School, Village Hall and Public House, but it is in excess of 1200m from a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- The development of the site would have an uncertain impact in respect of reducing accidents and improving safety within or around the site and would be largely determined by the detailed design and layout of development schemes.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- There is sufficient existing capacity at Coton in the Elms Primary School, but there is no capacity at William Allitt Secondary School although development on the proposed scale is unlikely to generate significant additional demand.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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 indicated that the site could be viable for housing development. However, the impact on viability of the gradient would need further assessment.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- Although bus stops are within 400m, the bus service is only two hourly. The village has only limited facilities, including a primary school, shop, village hall, pub, open play space and mobile library service</li> <li>- There is an existing footpath adjacent to the site on Mill Street, however there is no metalled footpath on Coalpit Lane.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of improved education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect in respect of congestion on the local road network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The existing bus service is infrequent and the site provides no opportunity to connect to existing or proposed off road cycle provision.</li> <li>- There is an existing footpath adjacent to the site on Mill Street, however there is no metalled footpath on Coalpit Lane.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is headroom at Clay Mills WWTW to accommodate growth and development in this area and can be accommodated without further strategic infrastructure provision in respect of the sewerage network.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Superfast broadband expected 2015.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		It is not known whether development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase in noise levels during site development, although post development noise generation would be consistent with nearby land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, but is unlikely to comprise the best and most versatile land (likely to be Grade 3)	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- A very small element of the western boundary of the site is located within flood zone 2 and 3a, however the majority of the site is located within flood zone 1. - 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 runoff rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is relatively well located in respect of primary school provision and a local shop, although bus services are infrequent and it is in excess of 4km away from the nearest large scale employment areas. The site is also poorly located in respect of supermarkets and secondary school provision.	- 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development will not affect the setting of a conservation area or any listed buildings. - No HERS sites are located within the site. However HERS18308 Ridge and Furrow, south west of school is located within 65m of the site. - Uncertain potential for in ground archeology in this area	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure resource within the District..	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Mease/Sence Lowlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

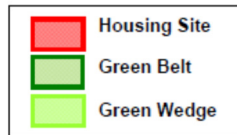
## Site 23: S0274. Land at Landown Farm, Findern

### Description:

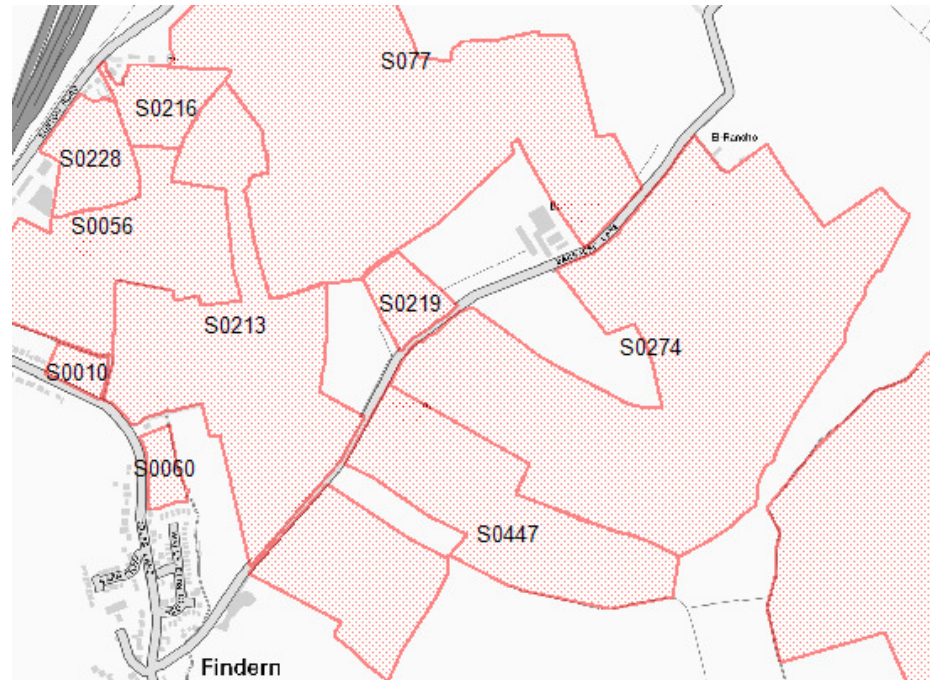
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

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

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is further than 300m from the nearest non statutory wildlife site. The closest County Wildlife Site is 850m away SD155 Kirbys Triangle.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development would be within 1200m of a local centre and excess of 1200m of school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Impact unknown	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located away from the existing village, but will be located within 1200m of Findern village centre. Bus stops are located within 900m and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on the highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 900m of the hourly bus service connecting Findern to Derby. - There is no metalled footpath adjacent to the site - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Findern and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The majority of the site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- With the exception of the existing farm house, the site is greenfield and there is almost no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	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 = 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 in this rural location, during site development and occupation</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 although given the nature of the proposed site use levels are unlikely to be significant. .</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is predominantly greenfield. Land is likely to be agricultural classification Grade 3 –good to moderate.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is located within flood zone 1</li> <li>- There is no indication of surface water flooding on the majority of the site. However there are some areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 1200m of the shop and post office and within 900m of an hourly bus service. However, the primary school is located over 2km away and the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any conservation area or listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy 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.</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 majority of the site is located within the Needwood and South Derbyshire Calylands Landscape Character Area and part of the site is located within the Trent Valley Washlands Landscape Character Area.</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 mainly contained by hedgerows and trees and Bakeacre Lane to the west</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

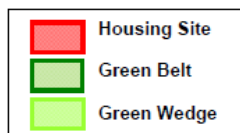
## Site 23: S0247. Land at Landown Farm, Findern

### Description:

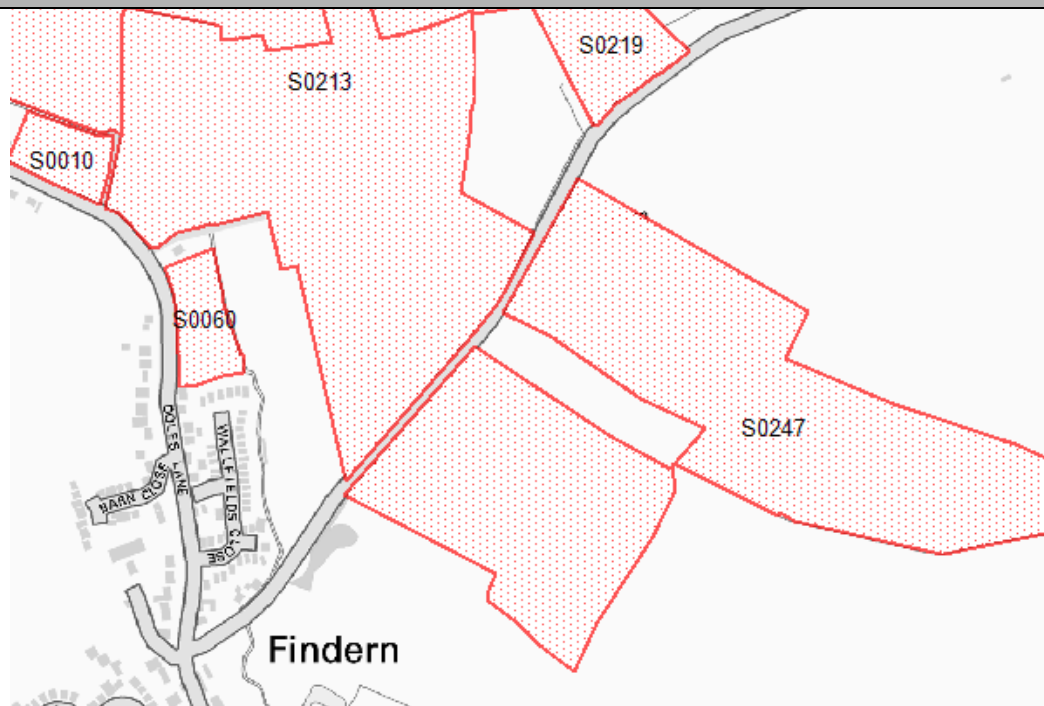
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

This site comprises agricultural land with the following use class on part of the site: light industrial use class -B2/B3/B4, business use class - B1 and equestrian use class - D2. The site extends 15.1ha, slopes slightly to the north and is currently in single ownership. There is high developer interest in the site.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- Site is further than 300m from the nearest non statutory wildlife site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data. Will need updating.</b>	
	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 would contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No 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?		- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site has potential to deliver open or recreation space on site.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located away from the existing village, but will be located within 1200m of Findern village centre. Bus stops are located within 800m and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwell, almost 10km away by road. - There are employment opportunities at Toyota in Burnaston and at various locations within Derby.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- This is a large site which could impact on traffic congestion on the local and strategic road networks, although further consideration would be needed to determine the extent of this and any potential for mitigation.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of the hourly bus service connecting Findern to Derby. - Need information regarding cycling path provision for this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally in an area dislocated from the built up area of findern	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally although given the nature of the proposed site use levels are unlikely to be significant. .	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. Land is likely to be agricultural classification Grade 3. (undifferentiated)	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is located within flood zone 1 - There is no indication of surface water flooding on the majority of the site. However there are some areas of less and intermediate susceptibility to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is within 1200m of the shop and post office and within 800m of an hourly bus service. However, the primary school is located over 2km away and the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for impacts on in ground archaeology in this area	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- No apparent opportunities.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is mainly contained by hedgerows and trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

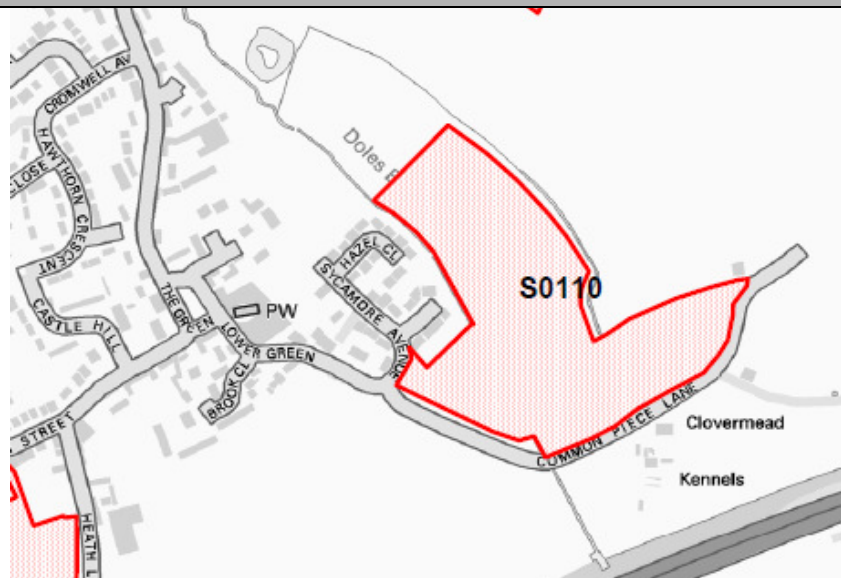
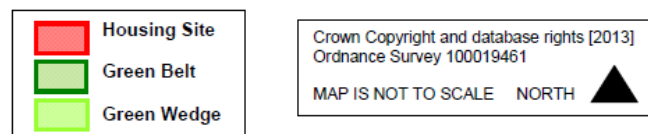
## Site 22: S0110. Land off Common Piece Lane, Findern

### Description:

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

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improved access to or deliver new formal and informal open space on site or within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of the village centre and sports pitch. However the primary school is in excess of 1200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety. .	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village, and will be located within 800m of Findern village centre. Bus stops are located close to the site (within 400m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road. - There are employment opportunities at Toyota in Burnaston and at various locations within Derby.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on congestion on the strategic or local road networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby. - There is no off road cycle route adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Findern and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unlikely that the proposal would deliver shops and services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, Land is likely to be Grade 3 good to moderate quality agricultural land..	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Part of the site lies within flood zone 3b, 3a and 2. Housing development could be located outside of land within flood zone 3b. - The sit contains areas of less, intermediate and more susceptible to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is relatively well located in respect of the shop and primary school and is within 400m of an hourly bus service, but the primary school is outside the village and the site is in excess of 4km away from the nearest large scale employment areas. It is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for in ground archaeology	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
- To conserve and enhance the District's landscape and townscape character	- Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained
	- Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area.	
	- Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

- Version 1a

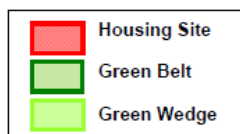
## Site 21: S0081. Field No.6110 (Heath Farm), Heath Lane, Findern

### Description:

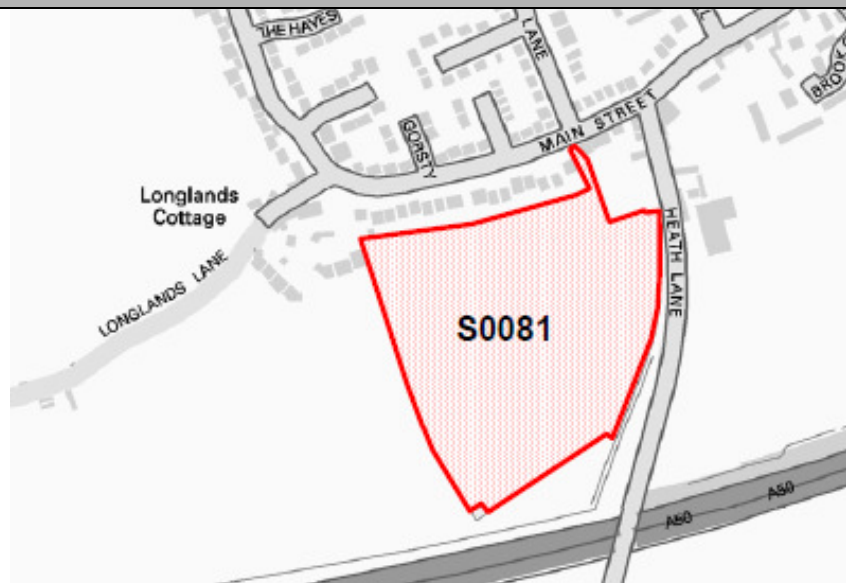
The village of Findern lies towards the north of the District, and is located approximately 9km south west of Derby. Findern is a small village, particularly characterised by its village green.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and or local sports provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development will be within walking distance (800m) of the village centre and sports pitch, however is in excess of 1200m from Findern Primary School.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety. It is unclear whether site development could offer mitigation to improve visibility and reduce parking/congestion on these routes.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village, and will be located within 400m of Findern village centre. Bus stops are located close to the site (within 400m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. .	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is unlikely that development on this scale would have a significant impact on congestion on the strategic or local road networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield and is likely to be classified as Grade 3 good to moderate quality agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site is located within flood zone 1. - The south of site is located within area of less and intermediate susceptibility to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is within 400m of an hourly bus service, a shop and post office, but the primary school is away from the settlement and the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly related in respect of supermarkets and secondary school provision.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for below ground archaeology in this area.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development will have an unknown or uncertain impact.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing landscape elements, such as existing development, hedgerows and field trees. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

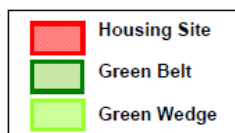
## Site 20: S0067. Field off Porter Lane, Findern

### Description:

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

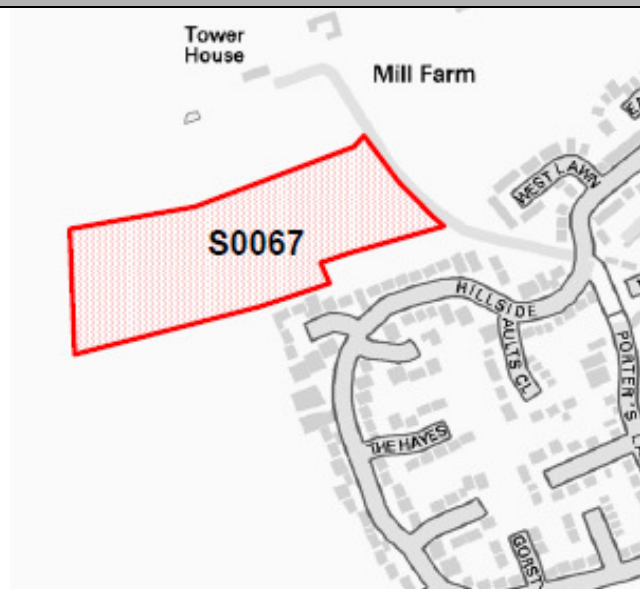
This site comprises an agricultural field, elevated above surrounding land and sloping to the south. The site extends 2.95ha and is currently in single ownership, with high developer interest.

#### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision both on-site and within 1200m.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of key services including sports pitch and village centre, however is in excess of 1200m of a primary school.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety, which will be largely determined by the detailed design and layout of the development.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development. However the impact on viability of the gradient and access issues would need further assessment. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village, and will be located within 800m of Findern village centre. Bus stops are located close to the site (within 800m) and the bus service is hourly. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - Secondary School provision is at John Port Academy in Etwall, almost 10km away by road. - There are employment opportunities at Toyota in Burnaston and at various locations within Derby.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will help sustain existing local shops, community facilities and could support existing public transport provision, to a limited extent. - No information regarding site services or facilities has been provided in respect of this site by site promoters	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would be of too small a scale to have a significant impact on congestion on the strategic or local road networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of the hourly bus service connecting Findern to Derby.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other business involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Findern and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	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 neighbouring land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield and is likely to be 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 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 with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.</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 village shop and post office, but the site is in excess of 4km away from the nearest large scale employment areas. The site is also poorly located in respect of supermarkets and secondary school provision. The site is within 800m of an hourly bus service.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- No HERS sites are located within the site</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could offer potential to enhance local PROW access to the Trent and Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of 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> <li>- The site sloped to the south</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site has largely open boundaries, with hedgerows adjacent to Porter's Lane to the east and established development to the south east.</li> <li>- Hedgerows could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

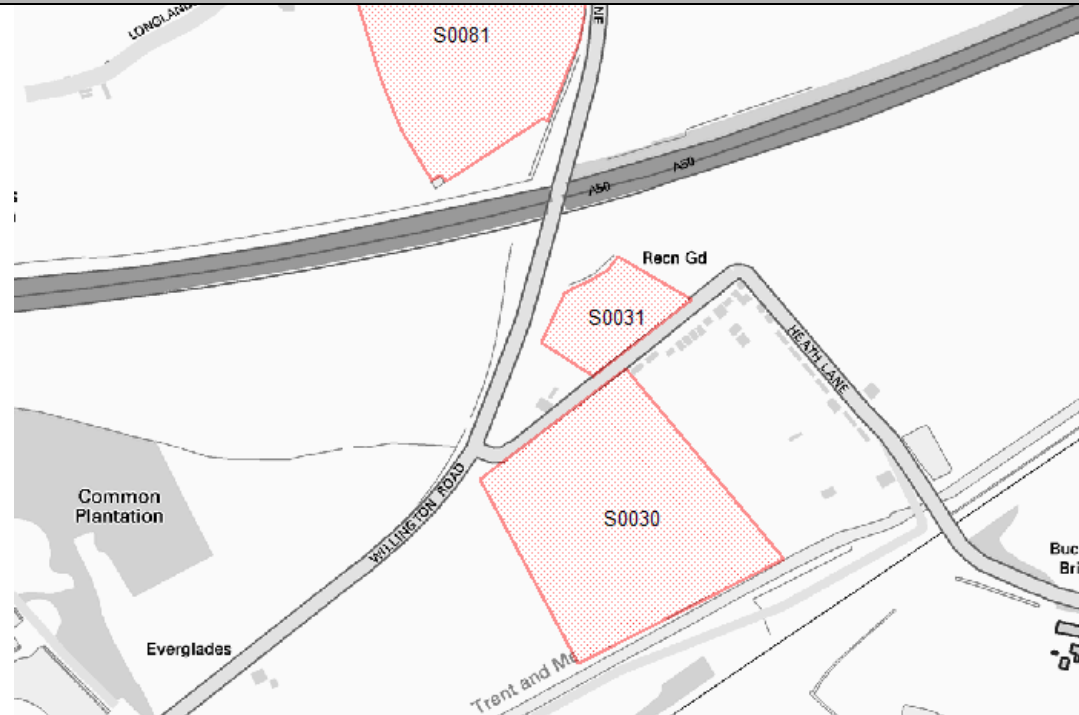
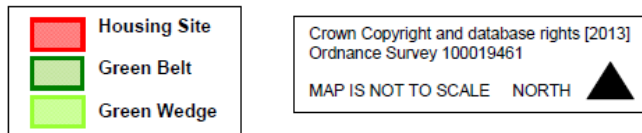
## Site : S031. Heath Lane, Findern

### Description:

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

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

#### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make no contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Development could improve open space and recreation provision both on site and within 1200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Findern. The site is within 400m of an hourly bus service to Derby and Burton - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision and a mobile library service). - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the provision of education. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Uncertain impact identified	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby. - There is no metalled footpath adjacent to the site. - There are no established off road cycle routes adjacent to this site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and occupation but this would be consistent with neighbouring land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with neighbouring land uses. The proximity of the site to the A50 could increase noise complaints.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. Land is likely to be agricultural classification Grade 2 – very good agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1 - The majority of the site is less susceptible to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is within 400m of an hourly bus stop and within 1200m of the village centre. - The nearest employment site, Toyota, lies within 4km. - The nearest supermarket, at Willington, is about 2km away.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development will not affect the setting of any conservation area or listed buildings. - No HERS sites are located within the site - Uncertain potential for in ground archaeology in this area	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could offer potential to enhance local PROW access to the Trent and Mersey Canal.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	-Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by Willington Road to the south and hedgerows to the south east and west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

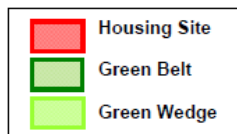
## Site: S030. Willington Road, Findern

### Description:

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

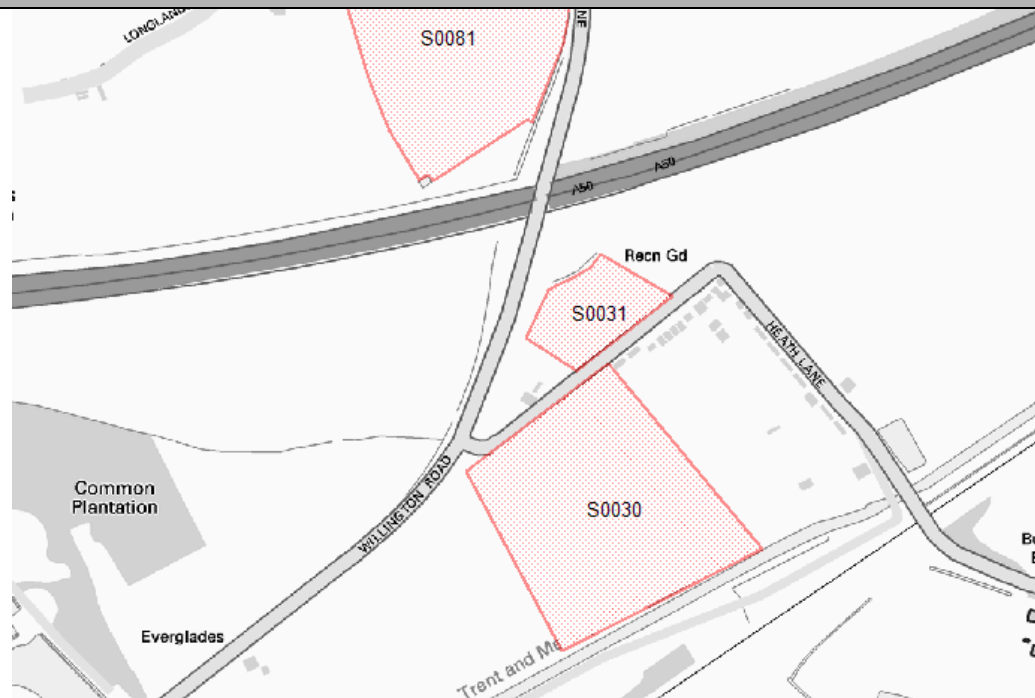
The site comprises agricultural lane. It extends some 5.15ha and is currently in single ownership. There is no developer interest in the site.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution toward the provision of, or expansion of existing, facilities within 3 km of the site.	
	Will it promote healthy lifestyles?		- Site could contribute toward open space and recreation provision both on site and within 1200m	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- It is not known what impact development will have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port which is nearing capacity with 1957 pupils attending the school with a capacity of 2070. - The nearest primary school is Findern Primary School, which currently offers spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicated that the site could be viable for housing development.. - There is an identified need for affordable housing in Findern.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main settlement. The site is within 1200m of the village centre. - The site is located within 400m of an hourly bus service to Derby and Burton. - There are some local facilities (including shops, a post office, a village hall, outdoor sports provision). - There is a metalled footpath opposite the site which connects the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of education, open space and sports provision and healthcare. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on highway congestion.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 400m of the hourly bus service connecting Findern to Derby. - There is a metalled footpath opposite the site which connects the site to the village. - There are no established off-road cycle paths adjacent to the site.	
	Will it make the best use of other infrastructure?		- There is currently no headroom at Findern WWTW, which is operating over capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband expected 2015	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Findern and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	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 in this rural location, during site development and occupation, although is likely to be consistent with illumination from surrounding developments.	
	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 and post development noise generation would be consistent with surrounding development. .	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield. - Land is likely to be agricultural classification Grade 2 – very good agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1. - The majority of the site contains areas of less, intermediate and more susceptible to surface water flooding.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield 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 within 400m of an hourly bus service and within 1200m of the village centre, - The nearest employment site is Toyota, which is less than 4km away. - The nearest supermarket is at Willington some 2km away.	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development will not affect the setting of any listed building. However the Trent and Mersey Canal Conservation Area is located to the south of the site. - HERS19901 Willington Road covers most of the site and HERS99002 Trent and Mersey Canal is to the south of the site. - Impacts could be dependent on the detailed design and layout of the scheme.	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could offer potential to enhance local PROW access to the Trent and Mersey Canal.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	-Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by the Trent and Mersey Canal to the south, Willington Road to the north and hedgerows to the east and west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

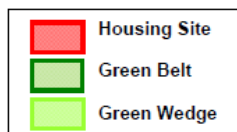
## Site 29: S0245. Land fronting between 53-67 Woodville Road, Hartshorne

### Description:

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

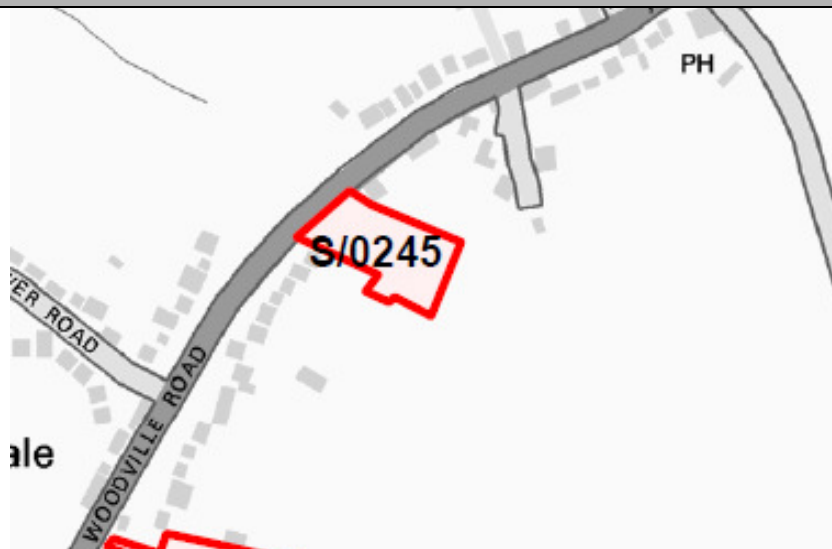
This green field site comprises agricultural grazing land and is 0.34ha in size. The site is in single ownership and there is high developer interest in the site.

#### Key



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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.	<ul style="list-style-type: none"> <li>- Retention of existing habitats including hedgerows and trees wherever possible.</li> <li>- Include general policies to ensure development does not affect statutory and non-statutory wildlife and geodiversity sites.</li> </ul>
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is located 700m away (SD102 - Ladyfields Plantation)	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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 make an uncertain contribution towards delivering 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 including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites.</li> </ul>
	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 local plan requirement development would be expected to deliver a range of house sizes. However due to sites size, the site would be unlikely to contribute towards the delivery of affordable housing to meet local needs.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?		- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.	- Ensure new development improves access by walking and cycling to facilities in the villages.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute towards the provision or expansion of healthcare facilities within 3km of the site.	
	Will it promote healthy lifestyles?		- Due to Hartshorne's linear settlement, there is no village centre however the site is located 800m from the Primary School and the Village Hall, however more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- As above - Inclusion of a general design excellence policy in plan.
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville, which has spare capacity - The nearest primary school is Hartshorne Primary School, which has spare capacity.	- Continue liaising with local Schools and LEA to establish impact.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this site is unlikely to create long term jobs and in turn improve the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Development would have an uncertain effect as no information is held on this matter. However due to the scale of the site, development is unlikely to make provision of affordable housing on the site. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located 126m from the site on Woodville Road. There is an hourly service to Swadlincote and Derby. Due to the settlements linear nature there is no village centre however the site located 615m from Hartshorne Primary School and 325 from Hartshorne Village Hall. There is a metalled footpath from the site to the village.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution towards the improvement of open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - It is unlikely that a site of this scale would deliver new services or facilities on site..	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development on this scale is unlikely to significantly affect local or strategic highway congestio	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- The site is located is 126m from the existing bus stop at Woodville Road. There is a regular hourly bus service to Swadlincote and Derby, including a Sunday service. - The site provides opportunity to connect to the existing PROW network but not to a cycle way. - There is a metalled footpath from the site to the village.	
	Will it make the best use of other infrastructure?		- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this. - No known water, electricity or gas supply constraints. - Superfast broadband available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether the development would deliver water quality benefits..</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure appropriate policy in the plan to reduce effects of development in respect of water or light pollution.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies in Flood Zone 1.</li> <li>The west of the site contains an area of less and intermediate susceptibility to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>Within 400m of an hourly bus service.</li> <li>The site is located 615m from Hartshorne Primacy School.</li> <li>The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (less than 3km away)</li> <li>Within 2km of major employment.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy to be included in the plan to maximise travel choice.</li> <li>Appropriate energy policy to be included in the plan.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>Development is unlikely to affect the setting of the any listed buildings.</li> <li>There are no HERS sites on the site. However HERSS0226 Repton Road, Earthworks are located 42m from the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>Uncertain effect on archaeology</li> </ul>	<ul style="list-style-type: none"> <li>None Identified.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure sites connect to existing public rights of way, cycle routes and the Trent Mersey Canal beyond.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Policy to ensure that existing hedgerows and tree belts on development sites are preserved and inform site layout.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is well contained by Woodville Road to the west, existing residential development including gardens the north and south and to a limited extent hedgerows to the east.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

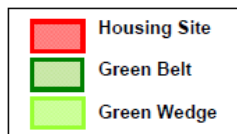
## Site 28: S0233. Land off Repton Road, Hartshorne

### Description:

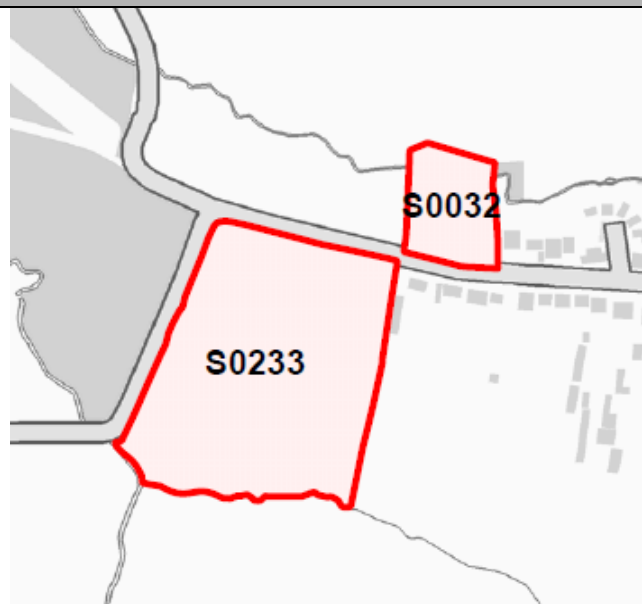
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

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

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 500m of SD367 (Caulkey Wood). - Potential wildlife site SDR6278 Repton Road Field is located to the north of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.. <b>Based on incomplete data needs updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	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 likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver open space and leisure provision, both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development is highly unlikely to make a contribution towards the provision of new facilities within 3km of the site. The nearest GP is located within Woodville 3.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 1200m of the Primary School and over 1200m from the Village Hall and a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Granville, which has spare capacity</li> <li>- The nearest primary school is Hartshorne Primary School, which has spare capacity</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However no information regarding this matter has been submitted by the site promoters</li> <li>- There is a known need for affordable housing in the area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 800m of the site on Main Street. There is an hourly service to Swadlincote and Derby, including a Sunday service. Due to the settlements linear nature there is no village centre however the site located 890m from Hartshorne Primary School and over 1.2km from Hartshorne Village Hall. There is however no metalled footpath to the site. The closest metalled footpath is located 35m to the east of the site on Repton Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- No information regarding site services or facilities has been provided in respect of this site, by site promoters.</li> <li>- Development could make some contribution towards open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Highway impact unknown, although development is unlikely to significantly affect local or strategic highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is located within 800m from the existing bus stop at Main Street. There is a regular hourly bus service to Swadlincote and Derby, including a Sunday Service.</li> <li>- The site provides opportunity to connect to the existing PROW network.</li> <li>- There is no metalled footpath to the site. The closest metalled footpath is located 35m to the east of the site on Repton Road.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known electricity supply constraints.</li> <li>- Superfast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether development would have a significant impact on local water quality.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield.</li> <li>Site is likely to mainly be Grade 3 'good to moderate quality' and partly Grade 4 'poor quality' agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>South Western part of site lies within Flood Zones 3a and 2. Majority of site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding within the majority of the site, however the within there are areas of less, intermediate and more susceptibility to surface water flooding within the south west of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>Site is within 800m from the nearest hourly bus service. The site is located in located 890m from Hartshorne Primacy School.</li> <li>The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (2.8km away)</li> <li>Nearest major employment is less than 4km away</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>There are no HERS sites on the site. HERS20216 Ridge and Furrow is located 114m and 104m from HERS20226 Repton Road, Earthworks is located 42m from the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by Dunsmore Lane to the west, Repton Road to the north and to a limited extent hedgerows to the east and trees to the south.</li> <li>Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

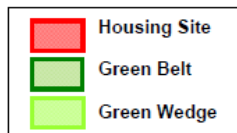
## Site 27: S0215. Land South of Spring Hill Cottages, Hartshorne

### Description:

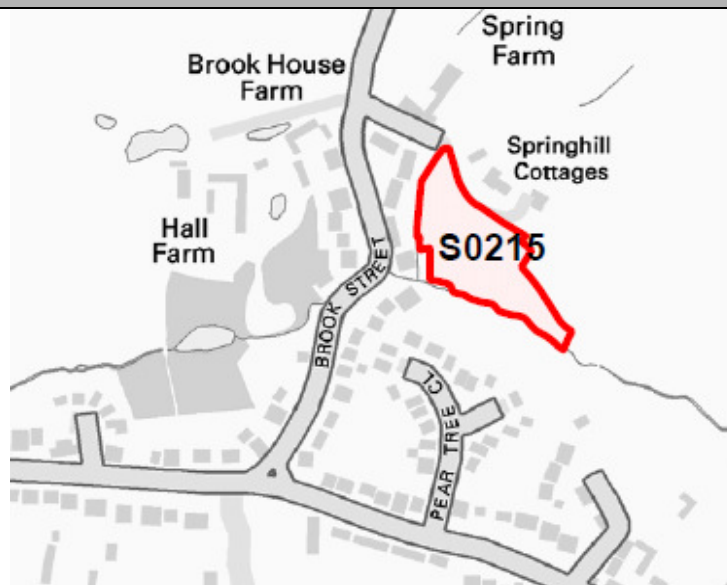
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

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

### Key



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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 closest site of local importance for nature conservation (County Wildlife Site) is located over 600m of SD367 (Caulkey Wood) - Potential Wildlife Site SD R6275 is located within the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- No information has been provided on this matter. However due to the sites size development would make an certain contribution towards delivering 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 local plan requirement development would be expected to deliver a range of house sizes. However due to sites size, the site would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	
	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 back empty homes into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure on site or within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site. The nearest GP is located within Woodville 3.3km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 1200m of the Primary School and over 1200m from the Village Hall and a sport pitch</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Granville, which has spare capacity</li> <li>- The nearest primary school is Hartshorne Primary School, which has spare capacity.</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 would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect as no information is held on this matter. However due to the scale of the site, development is unlikely to make a significant provision for affordable housing.</li> <li>- It is not known whether there is a need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located over 800m (within 1200M) from the site on Main Street. There is an hourly service to Swadlincote and Derby. Due to the settlements linear nature there is no village centre however the site located 900m from Hartshorne Primary School and over 1.2km from Hartshorne Village Hall. There is a metalled footpath from Springhill (the north edge of the site) to the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters, however development will help sustain existing local services and community facilities.</li> <li>- Development could make some contribution towards open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this scale is unlikely to significantly affect local or strategic highway congestion given scale of site</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- The site is located 800m from the existing bus stop at Main Street. There is a regular hourly bus service to Swadlincote and Derby, including a Sunday service.</li> <li>- There is an existing PROW within the north of the site.</li> <li>- There is a metalled footpath from Springhill (the north edge of the site) to the village.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known electricity supply constraints.</li> <li>- Superfast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether the development would have a significant impact on water quality</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise regeneration would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to represent Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Southern half of site lies within Flood Zones 3a and 2. The remainder lies within Flood Zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding. The southern boundary of the site however does contain areas of less, intermediate and more susceptible to surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 1200m from an hourly bus service</li> <li>- The site is located in located 900m from Hartshorne Primary School.</li> <li>- The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (3.5km away)</li> <li>- Nearest major employment is within 4km of the site</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- It is unclear whether development could affect the nearby Grade II listed building at Spring Farm</li> <li>- There are no HERS site within the site. HERS20217 Ridge and Furrow is located 93m from the site (to the south east)</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> <li>- Uncertain potential for in ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by existing development to the west and north west of the site</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

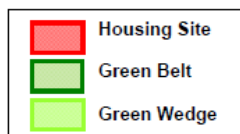
## Site 26: S0052. Land off Main Street A514, Hartshorne

### Description:

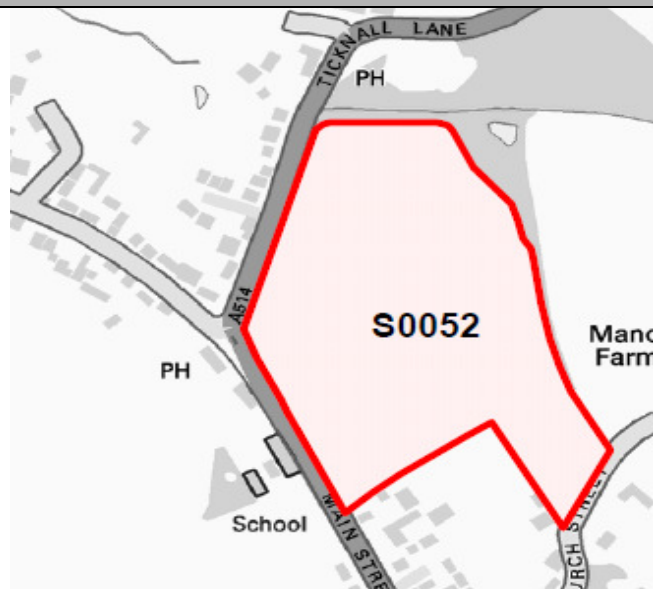
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 300m away SD102 (Ladyfields Plantation)	
	Could development affect protected species or BAP priority species?	No	- The Great Crested Newt survey submitted with planning application 9/2014/1140 indicates the presence of these creatures on the opposite side of the A514, although their presence within the site itself is unlikely. It recommends the incorporation within the development of a pond specifically for amphibians. It finds that the site is well used by passerine bird species and has potential for bats, amphibians, riparian mammals and white clawed crayfish.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 20% of the site would need to be passed over to tree planting and landscaping given the sites National Forest location. Application 9/2014/1140 meets this requirement.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline planning application 9/2014/1140 proposed 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- The site could deliver affordable housing and a range of house sizes. - Outline planning application (9/2014/1140) proposed 30% affordable housing and a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Sites would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver open space. Outline planning application 9/2014/1140 proposes a central multi-functional community green providing amenity space and a play area.	- Ensure new development cons with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could potentially contribute to the delivery of new healthcare facilities within 3km of the development site, or could support the expansion of facilities within 3km of the site.	
	Will it promote healthy lifestyles?		- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 800m of key services including the Village Hall and Primary School, however is more than 1200m from a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue. The Crime Prevention Design Officer for application 9/2014/1140 considers there are no reasons why residential development should not be acceptable in principle from a community safety perspective.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is Granville, which has spare capacity - The nearest primary school is Hartshorne Primary School, which has spare capacity.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area. Outline planning permission proposed 30% affordable housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located adjacent to the site. There is an hourly service to Swadlincote and Burton. - Due to the settlements linear nature there is no village centre however the site is located within 800m of local services (including a primary school, village hall, and outdoor sports provision). There is a metalled footpath from the site to the village.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Outline planning application 9/2014/1140 proposed the provision of open space on the site, the provision of a zebra crossing opposite the school.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- In response to consultation for outline permission on the site, the Highways Authority did not consider that there was evidence that would demonstrate that the development would result in severe harm on the highway network. It was however noted that some generated traffic would pass through "The A514 / A511 Clock" Island in Woodville.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a regular hourly bus service between Swadlincote and Derby, including a Sunday Service.. - There is a metalled footpath from the site to the village.	
	Will it make the best use of other infrastructure?		- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of the site. - There are no known electricity or other constraints. - Superfast broadband available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Hartshorne and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver addition shops or services within the site. Outline planning application 9/2014/1140 does not propose additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. Limited information regarding these matters has been submitted by the site promoters. Outline application 9/2014/1140 reserves all matters except access.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout containing this information)	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design. Outline planning application 9/2014/1140 proposes a SUDS on the site.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development will have a significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- A small amount of the site to the north is located within flood zone 3 and 2, however the majority of the site is located within flood zone 1.</li> <li>- Within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- Planning application 9/2014/1140 proposed swales and an attenuation pond as part of a sustainable drainage scheme.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site located adjacent to hourly bus service.</li> <li>- The site is well connected in respect of Hartshorne Primary School which is adjacent..</li> <li>- The nearest supermarket is in Swadlincote (over 3km away) and the secondary school provision is at Woodville (3km away)</li> <li>- Within 3 km of major employment in Woodville.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development would be likely to harm the setting of nearby Grade II Listed buildings: Mill house, St Peters Church and Manor Farmhouse, as indicated in the decision notice for outline application 9/2014/1140.</li> <li>- No HERS sites are located within the site, however HERS20203 Ticknall Lane, Furnace/Screw Mill is located within 30m of the site. Impacts could be dependent on the design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> <li>- Aside from the nucleus of development around the historic core, development is linear and dispersed, and the proposal would erode this character. The Landscape character of the village would also suffer major adverse impacts from a step change in nature and result in prominence and primacy of landmark buildings, such as the Church being diminished.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by woodland to the north, hedgerows and trees to the east, hedgerows to the south and hedgerows and Main Street to the west.</li> <li>- The land parcel could contribute towards green infrastructure provision. Outline Planning application 9/2014/1140 proposes forest green infrastructure and new forest planting.</li> </ul>	

Version 1a

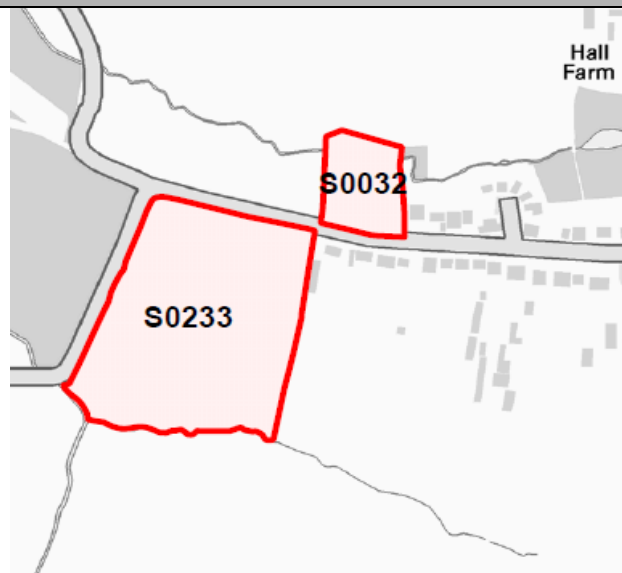
## Site 25: S0032. Land west of 124 Repton Road, Hartshorne

### Description:

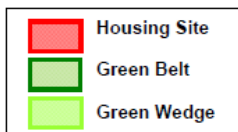
The village of Hartshorne lies towards the centre of the District, and is located approximately 3km north east of Swadlincote. Hartshorne is a small village that is varied in character.

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

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



### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located more than 400m of SD367 (Caulkley Wood). - Potential wildlife site SDR6278 Repton Road Field is located to the west of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- No information has been provided on this matter. A site of this size would make an uncertain contribution toward delivering affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the local plan requirement development would be expected to deliver a range of house sizes. However due to sites size, the site would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development has potential to deliver improvements to open space and/or local sports provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Due to Hartshorne's linear settlement, there is no village centre however the site is located within 800m of key services including the Village Hall and Primary School. However is in excess of 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Development will have uncertain effects in respect of the highways safety.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary school is Granville, which has spare capacity</li> <li>- The nearest primary school is Hartshorne Primary School, which has spare capacity.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Development would make an uncertain contribution towards the delivery of affordable housing to the site size.</li> <li>- There is a known need for affordable housing in this part of the district.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 800m of the site</li> <li>- There are some local facilities (including a primary school, village hall, outdoor sports provision and a mobile library service within 800m.</li> <li>- Secondary School provision is at Granville School in Midway, some 3km away.</li> <li>- There are employment opportunities in Swadlincote and Woodville, less than 4km away.</li> <li>- The closest metalled footpath is located to the east of the site at 124 Repton Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution towards open space within the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this scale would deliver new services and facilities.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this scale is unlikely to significantly affect local or strategic highway congestion</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service to Swadlincote and Derby (including a Sunday service) within 800m of the site.</li> <li>- The closest metalled footpath is located to the east of the site at 124 Repton Road.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton waste water treatment works is currently operating over capacity, although this is unlikely to be a significant impediment to the development of a small site such as this.</li> <li>- No known electricity or gas supply constraints.</li> <li>- Superfast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether development would deliver water quality benefits.</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise regeneration would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The majority of the site lies within flood zone 1. However from east to west near the north of the site lies a band of land located within flood zone 2 and 3a. Along this band also lies an area of less, intermediate and more susceptible to surface water flooding. However within the majority of the site there is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at green field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly bus service and primary school. The secondary school is 3km away. There are local shops in Midway and Woodville, whilst Swadlincote represents the nearest significant shopping centre. The nearest employment centre is within 4km</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- There are no HERS sites within the site. HERS 20226 Repton Road, Earthworks is located immediately to the west of the site and 20227 Hall Farm, Building Platform is located to 133m to the north west of the site.</li> <li>- Any impact may be dependent upon site layout and design, as yet unknown.</li> <li>- Uncertain potential for below ground archaeology in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environmental sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing housing development to the east, trees to the north and hedgerows to the south and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

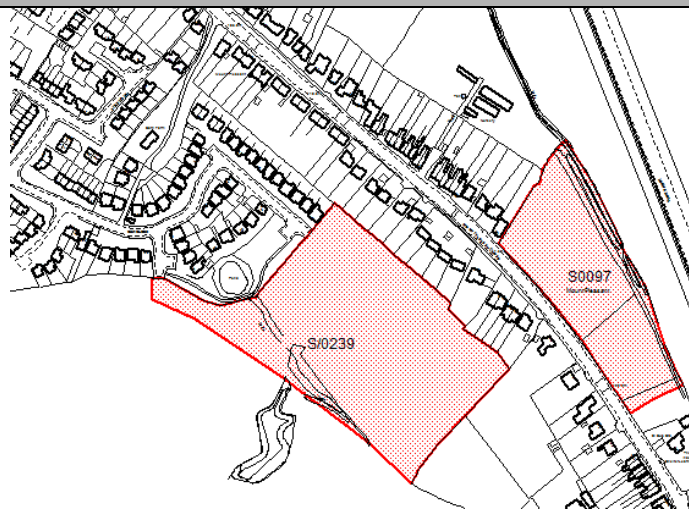
## Site 64: S0239. Site at Oak Close, Castle Gresley

### Description:

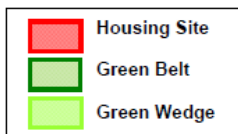
The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

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

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



### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is 357m away at SD025 Swainspark Wood	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data, will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Swadlincote, 1.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including pharmacy, convenience shop and post office and over 900m from the sports pitch. The site is more than 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, the number of children attending Linton Primary School (276) currently exceeds capacity (260). The second closest Primary School, St George COE Controlled Primary School, Church Gresley also currently exceeds capacity (existing number of students 208 against a 193 student capacity)</li> <li>- The nearest secondary school is Pingle School, which has spare capacity.</li> <li>- It is not known whether there would be a need to expand school capacity to accommodate demand arising from the development of this site.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 800m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities nearby (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Oak Close Road which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Mount Pleasant. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that new on-site services and facilities would be provided on a site of this scale.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact this development would have on highway congestion, although it is unlikely that a site of this scale would have a significant affect in this respect.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton with bus stops within 800m.</li> <li>- Public right of way passes close by to the south of the site.</li> <li>- There is a metalled footpath adjacent to the site on Oak Close Road which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether the development would deliver water quality benefits.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes (Part of the site is located within Zone 3)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains a small area of less and intermediate susceptible to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 800m of an hourly or better bus service and is within 600m of a pharmacy, convenience shop and post office over 900m from the recreation ground.</li> <li>- The nearest supermarket is in Swadlincote (5.0km), secondary school provision is at Pingle School (Swadlincote) (5.5km) and Linton Primary School is 2.3km. The site is less than 3km from the nearest major employment area at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas.</li> <li>- There are no HERS sites within the site and HERS17805 (Castle Gresley, Ridge and Furrow) is located 162m to the west of the site, HERS17810 (Swadlincote, Field Boundaries) is located 205 to the east of the site and HERS17811 (Greenfield, Air Field Shelter) is located 372m to the south west of the site.</li> <li>- Uncertain potential for in ground archeology on this site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The site lies within the National Forest, an important local cultural resource.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- TPO 78 borders the site along its western boundary</li> <li>- Any development would need to take into account the topography of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing housing development to the north and east of thee, trees on part of the western boundary.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

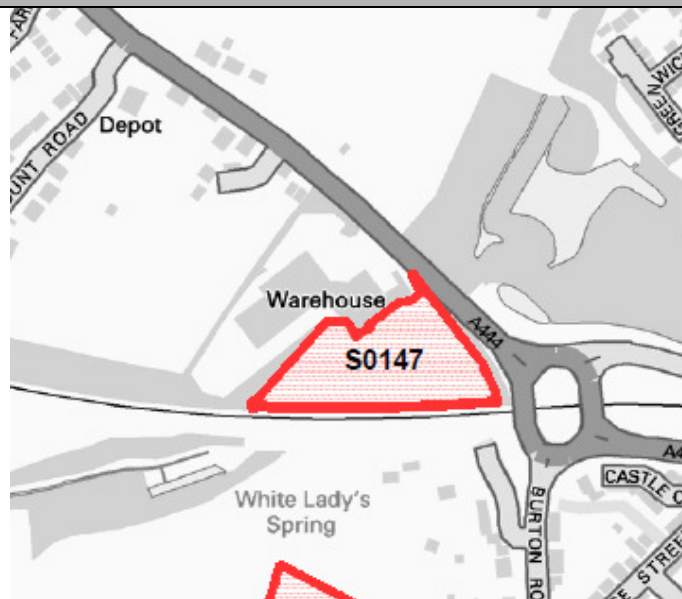
## Site 62: S0147. Site at Burton Road, Castle Gresley

### Description:

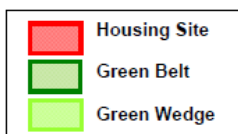
The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

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

This site is that of a disused factory in a state of disrepair and has an area of 0.98ha. The site is constrained by the factory on the site, the history of flooding on the site and no current access to the site. The site is in single ownership and there is a medium level of developer interest in the site.



### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 23m away to the east at SD286 (Castle Gresley Wetland, followed by SD360 (White Lady's Springs) 25m to the south of the site, followed by SD306 (Castle Mound, Castle Gresley), which is 176m to the west of the site.. Potential Wildlife Site SD R6284 High Cross Bank Field is located 38m to the south of the site	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Swadlincote, 0.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however is more than 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, the number of children attending Linton Primary School (276) currently exceeds capacity (260). The second closest Primary School, St George COE Controlled Primary School, Church Gresley also currently exceeds capacity (existing number of students 208 against a 193 student capacity)</li> <li>- The nearest secondary school is Pingle School, which has spare capacity.</li> <li>- It is not known whether there would be a need to expand school capacity to accommodate demand arising from the development of this site.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development, however further assessment on the sites historic flooding would be required.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Burton Road and are hourly or better through the day.</li> <li>- There are some local facilities nearby (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Burton Road which could connect the site to the surrounding area. However the footpath is at a substantially higher ground level than the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Mount Pleasant. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on the road network</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton.</li> <li>- There is a metalled footpath adjacent to the site on Burton Road which could connect the site to the surrounding area. The footpath however is at a substantially higher ground level than the site.</li> <li>- There are proposals for the development of cycle routes nearby, which could enhance site accessibility.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent licence or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not clear whether the development would deliver water quality benefits.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is brownfield and would not lead to the loss of productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1 and will have no discernible impact on flood risk.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>A reduction in surface water run-off rates would be sought as part of any redevelopment scheme, but it is not known whether this would be achieved in the absence of detailed proposals.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop, post office and recreation ground.</li> <li>The nearest supermarket is in Swadlincote (4.7km), secondary school provision is at Pingle School (Swadlincote) (5.3km) and Linton Primary School is 3.1km. Major employment is located less than 2km away at Tetron Point and Cadley Hill.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>There are no nearby Listed Buildings or Conservation Areas,</li> <li>HERS17803 (Castle Gresley Brewery/Granary/Factory) is located within the site. HERS26831 (Burton and Ashby Light Railway) is located 32m to the east of site and HERS17807 (Swadlincote Extractive Pit and Building Platform) is located 110m to the west of the site</li> <li>Uncertain potential for in ground archaeology.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly brownfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>The site is located within the Leicestershire and South Derbyshire Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by tees and Burton Road to the east of the site, a railway line to the south of the site and a factory to the north west of the site.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site 61: S0142. Land at Arthur Street, Castle Gresley

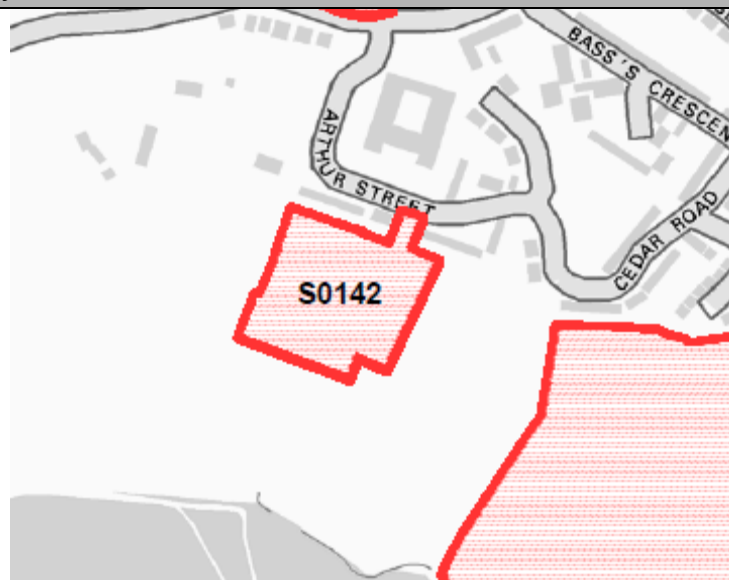
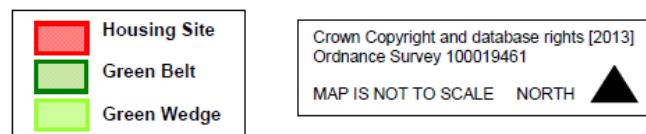
### Description:

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

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

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

### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is 456m away at SD360 White Lady's springs.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data, will need updating	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Swadlincote, 1.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however is more than 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, the number of children attending Linton Primary School (276) currently exceeds capacity (260). The second closest Primary School, St George COE Controlled Primary School, Church Gresley also currently exceeds capacity (existing number of students 208 against a 193 student capacity)</li> <li>- The nearest secondary school is Pingle School, which has spare capacity.</li> <li>- It is not known whether development of this scale would result in a need to expand school capacity.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development, however further assessment on the sites gradient on viability would be required.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities within 800m (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Arthur Street connecting the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on the local or strategic highway network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton.</li> <li>- The site lies close to a bridleway, connecting to the wider public rights of way network..</li> <li>- There is a metalled footpath adjacent to the site on Arthur Street connecting the site to the settlement.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent licence or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether the development would deliver water quality benefits.</li> <li>Nitrate Vulnerable Zone = Yes</li> <li>Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site is likely to be classified as Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies within Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop post office, and recreation ground.</li> <li>The nearest supermarket is in Swadlincote (4.8km), secondary school provision is at Pingle School (Swadlincote) (5.5km) and Linton Primary School is 2.1km. Major employment lies within 3km of the site at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation,</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>There are no nearby Listed Buildings or Conservation Areas.</li> <li>No HERS sites are located within the site. HERS1708 (Castle Gresley, Ridge and Furrow) is located to 278m from the east of the site and Site 2203 (Linton, Parkland and Ridge and Furrow) is located 242m from the south west of the site.</li> <li>Uncertain potential for in ground archeology in yhis location.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>The majority of the site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area, however the southern edge of the site is located within the Mease/Sence Lowlands Landscape Character Area.</li> <li>Development of the site would need to take account of the gradient of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by residential development to the north of the site and to a limited extent hedges along the east, west and southern boundaries.</li> <li>Hedgerows could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

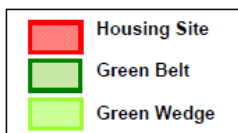
## Site 60: S0098. Land at High Cross, Mount Pleasant Road, Mount Pleasant

### Description:

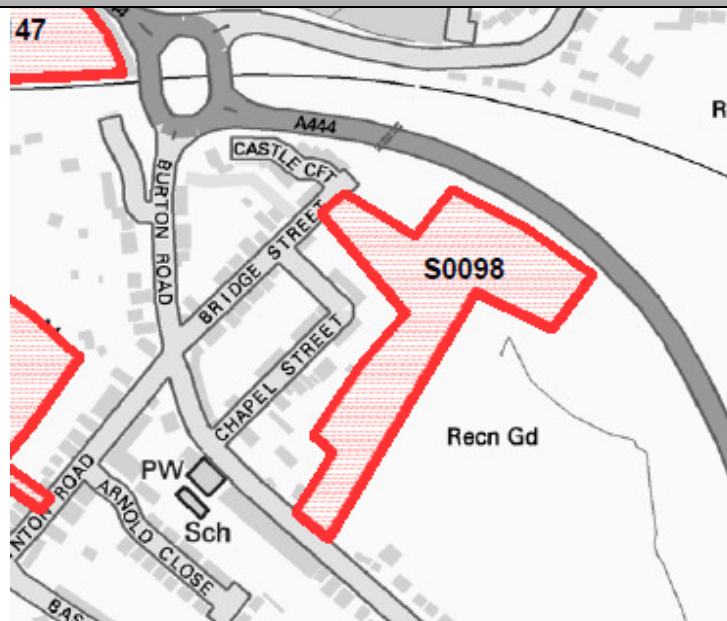
The village of Mount Pleasant lies on the outskirts of south west Swadlincote, to the west of the A444, approximately 8km south east of Burton upon Trent. Mount Pleasant is largely surrounded by countryside.

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

#### Key



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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 286m away at SD086 Castle Gresley Wetland and 341 away from SD360 White Lady's springs.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision, both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Swadlincote, 1.1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, and sports pitch, however the site is more than 1200m from a primary school.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, the number of children attending Linton Primary School (276) currently exceeds capacity (260). The second closest Primary School, St George COE Controlled Primary School, Church Gresley also currently exceeds capacity (existing number of students 208 against a 193 student capacity)</li> <li>- The nearest secondary school is Pingle School, which is has spare capacity.</li> <li>- It is not known whether school capacity would need to be expanded to accommodate demand arising from development of this site.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Mount Pleasant Road connecting the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is not known what impact development would be likely to have on traffic congestion, although it would be unlikely to be significant, given the small scale of the site</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a regular (half hourly) or better bus service between Burton and Swadlincote. There is a Sunday service to Burton.</li> <li>- There is an opportunity to connect to the public rights of way network and to a proposed cycle route..</li> <li>- There is a metalled footpath adjacent to the site connecting the site to the settlement.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether the development would deliver water quality benefits.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood zone 1</li> <li>- There are areas of less, intermediate and more susceptible to surface water flooding within the north of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m an hourly or better bus service and is within 500m of key services, including pharmacy, convenience shop, post office and is adjacent to the recreation ground.</li> <li>- The nearest supermarket is in Swadlincote (4.2km), secondary school provision is at Pingle School (Swadlincote) (5.0km) and Linton Primary School is 2.9km. It is within 2km of major employment at Cadley Hill and Tetron Point</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas.</li> <li>- HERS17810 Swadlincote Field Boundaries is located within the site</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Part of TPO338 and 397 is located on part of northern element of the site.</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees followed by the A444 on its northern boundary, existing development of the western boundary and to a lesser extent by hedgerows on the eastern boundary</li> <li>- Hedgerows, could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site 59: S0097. Land at High Cross, Mount Pleasant Road, Mount Pleasant

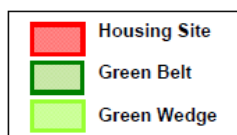
### Description:

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

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

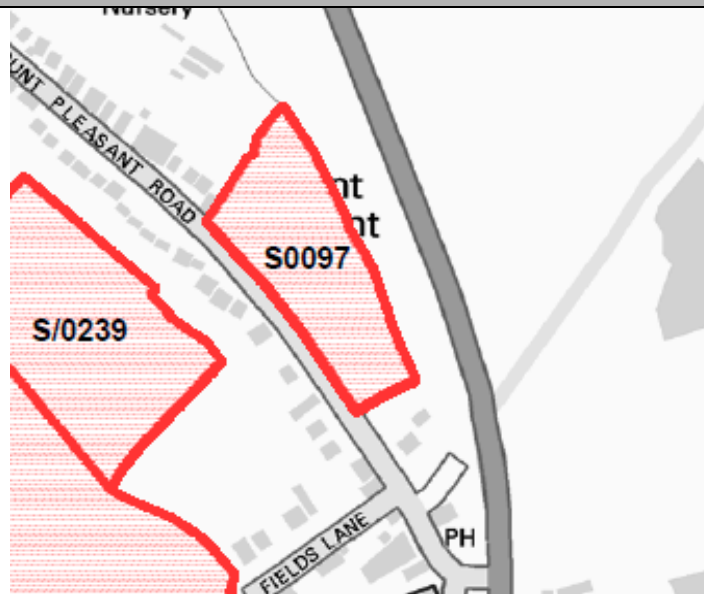
This site comprises an agricultural field containing trees. The trees are subject to Tree Preservation Orders. No other physical, environmental or access constraints have been identified. The site area is 1.29ha and the site is in single ownership. There is no developer interest in the site.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 247m away at SD025 Swainspark Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a contribution towards improving open space and leisure provision, both onsite and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 3km of the site. The nearest GP is located within Swadlincote, 1.5km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch, however the site is over 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, the number of children attending Linton Primary School (276) currently exceeds capacity (260). The second closest Primary School, St George COE Controlled Primary School, Church Gresley also currently exceeds capacity (existing number of students 208 against a 193 student capacity)</li> <li>- The nearest secondary school is Pingle School, which has spare capacity.</li> <li>- It is not known whether development of this site would lead to a need to expand education facilities.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 90m of the site on Linton Road and are hourly or better through the day. There is a Sunday service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site connecting the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unlikely that development on this scale would have a significant impact on the local and strategic highway networks.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a regular (hourly) or better bus service between Burton and Ashby and Swadlincote and Burton. There is a Sunday service to Burton.</li> <li>- The site could provide convenient access to nearby public rights of way.</li> <li>- There is a metalled footpath adjacent to the site connecting the site to the settlement.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not known whether the development would deliver water quality benefits</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = Yes</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site likely to be Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site is in Flood Zone 1.</li> <li>There is no indication of surface water flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 400m of access to an hourly or better bus service and is within 800m of key services, including pharmacy, convenience shop, post office and recreation ground.</li> <li>The nearest supermarket is in Swadlincote (5.3km), secondary school provision is at Pingle School (Swadlincote) (5.3km) and Linton Primary School is 1.6km. Site is within 3km of major employment at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>There are no nearby Listed Buildings or Conservation Areas,</li> <li>No HERS sites are located within the site. However HERS17810 Swadlincote Field Boundaries is located 54m from the north edge of the site.</li> <li>Impacts could be dependent on the detailed design and layout of the scheme</li> <li>Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>TPO 67 is located on the eastern and southern part of the site. And two trees on the northern edge, And TPO 247 is located on the western edge of the site (one tree).</li> <li>The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by Mount Pleasant Road on its western boundary and tree on the north, east and southern boundary's.</li> <li>Trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>This land parcel could contribute towards green infrastructure provision.</li> <li>Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site 58: S0017. Site at Linton Road, Mount Pleasant

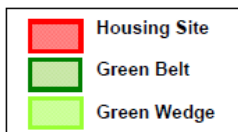
### Description:

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

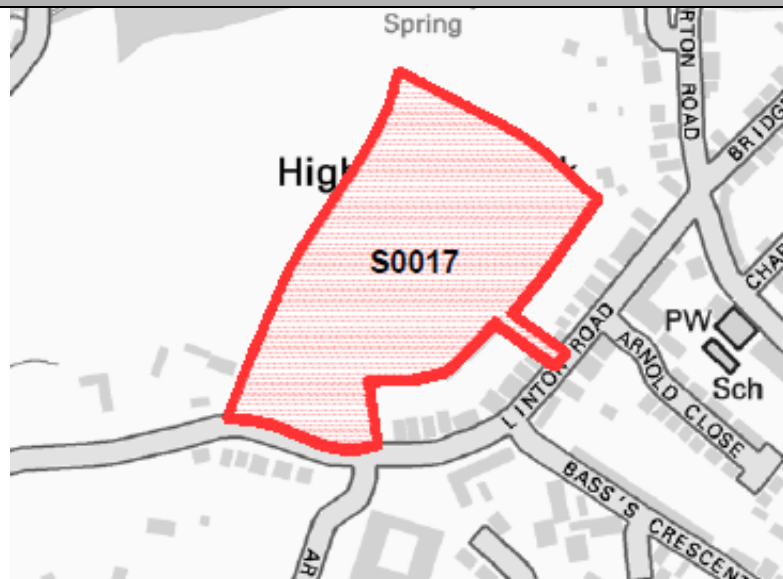
There are six further sites in the village, ranging up to circa 14ha in size, capable of accommodating growth in the village.

This site comprises a green field site currently used as grassland for recreation/grazing. The site extends 3.24ha and has been assessed as not having physical, environmental or access constraints. There is a medium level of developer interest in the site.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The closest site of local importance for nature conservation (County Wildlife Site) is 77m away at SD0360, White Lady's Spring and SD306 Castle Mound is 292 m away. - Potential Wildlife Site SD R6284 High Cross Bank Field covers the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1,2km of the site. The nearest GP is located within Swadlincote, 1.1km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of key services, including pharmacy, convenience shop, post office and sports pitch. However is over 1200m from a Primary School.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, the number of children attending Linton Primary School (276) currently exceeds capacity (260). The second closest Primary School, St George COE Controlled Primary School, Church Gresley also currently exceeds capacity (existing number of students 208 against a 193 student capacity)</li> <li>- The nearest secondary school is Pingle School, which is has spare capacity.</li> <li>- It is not known whether there would be a need to expand school capacity to accommodate development on this site.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 90m of the site on Linton Road and are hourly or better through the day. There is a Sunday Service to Burton.</li> <li>- There are some local facilities (including a pharmacy, convenience store, post office).</li> <li>- There is a metalled footpath adjacent to the site on Linton Road, which could connect the site to the settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that new services and facilities would be provided on a site of this size. .</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development of this site will have an uncertain impact on the operation of the local and strategic highway network.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a half hourly bus service to Swadlincote and Burton within 400m of the site..</li> <li>- The site does not offer opportunities to connect directly to the public rights of way network or to cycle routes, although there is a proposal to establish a multi-user greenway nearby, to the north of the site.</li> <li>- There is a metalled footpath adjacent to the site on Linton Road, which could connect the site to the settlement.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Coton Park WWTWs is operating above capacity and could require changes to the consent or increased capacity to accommodate new development.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is not known whether the development would deliver water quality benefits.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to represent Grade 3 good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. However the site does contain area of less and intermediate susceptible to surface water flooding</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site has access to a half hourly bus service and is within 800m of key services, including pharmacy, convenience shop, post office and recreation ground.</li> <li>- The nearest supermarket is in Swadlincote (4.5km), secondary school provision is at Pingle School (Swadlincote) (5.1km) and Linton Primary School is 1.8km. It is within 2km of major employment areas at Cadley Hill and Tetron Point.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- There are no HERS sites located within the site. However HER17806 Castle Gresley Enclosure is located 28m from the east edge of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Leicestershire and South Derbyshire Coalfield Landscape Character Area,</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and Linton Road to the east and south, trees to the north and North West and to limited extent hedgerows to the west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

## Site 65: S0144. Land at Hunts Lane, Netherseal

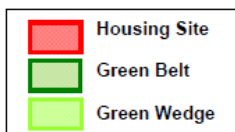
### Description:

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

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

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

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is located within The River Mease SAC Catchment.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 600m at SD386 Hunts Lane Fields. - Potential wildlife site SDR6401 Lodge Lane Verge is within 500m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site would need to be passed over to tree planting and landscaping given the National Forest location	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 500m of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs dependent on the number of homes to be accommodated	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters however given the local plan requirements, development would be expected to deliver a range of houses sizes. Policy would normally require the provision of an element of affordable housing on a site of this size.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> <li>- Loss of existing provision resulting from the loss of the established recreation area would need to be compensated for through the provision of alternative facilities for the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3kn of the site. The nearest GP is located within Overseal 4.8km of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site within 800m of a post office, convenience store, primary school and sports pitch</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Netherseal St Peters C of E Primary School has space capacity with 64 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 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 994 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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Development on a site of this scale would normally be required to incorporate an element of affordable housing.</li> <li>- There is an unknown need for significant need for affordable housing in Netherseal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 400m of the site on Main Street and provide an hourly bus service to Burton and Swadlincote and Ashby.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities nearby (including a convenience store, post office, primary school and recreation ground).</li> <li>- There is no metalled footpath immediately adjacent to the site; The closest footpath ends at no.40 Hunts Lane which next to the site on the sites eastern boundary.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision in Netherseal. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unlikely that the development of a site of this scale would have a significant impact on the local or strategic highway networks.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a hourly service between Burton and Swadlincote within 400m. There is no Sunday service.</li> <li>- There are established public rights of way nearby and an on-highway greenway is proposed along Hunts Lane, adjacent to the site</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest footpath ends at no.40 Hunts Lane which next to the site on the sites eastern boundary.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Netherseal WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband expected 2015.</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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain existing shop and other businesses located within Netherseal and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phase of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> <li>- Any SUDS scheme would need to be carefully designed given the ultrasensitive nature of the River Mease SAC.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is undifferentiated grade 3 agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> <li>- Existing Policy in the Part 1 would require treatment of surface water prior to discharge, including where practical discharge to ground.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of a bus service to Burton and Swadlincote. The site is relatively well located in respect of services within the village, including Netherseal Primary School, convenience store, post office and recreation ground (all located within 800m).</li> <li>- The nearest supermarket is in Swadlincote (11.3km), Pingle Secondary School is 12km away, Granville Sports College is 10km away and William Allitt is 12.1km away.</li> <li>- The nearest major employment area is more than 4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Netherseal Conservation Area which is located 200m of the site.</li> <li>- No HERS are located within the site, however HERS23510 (Hunts Lane Quarry) is located 250m to the north west of the site.</li> <li>- Unknown potential for archaeology onsite</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- There is a pronounced hedgerow on the southern boundary of the site.</li> <li>- The site slopes down from Hunts Lane.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by a hedgerow on the southern and northern boundary of the site, existing development to the east of the site, existing development and hedgerow on the western boundary of the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout</li> </ul>	

## Site 66: S0223. Land adjacent to Park Manor, Newton Park

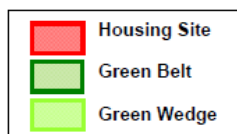
### Description:

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

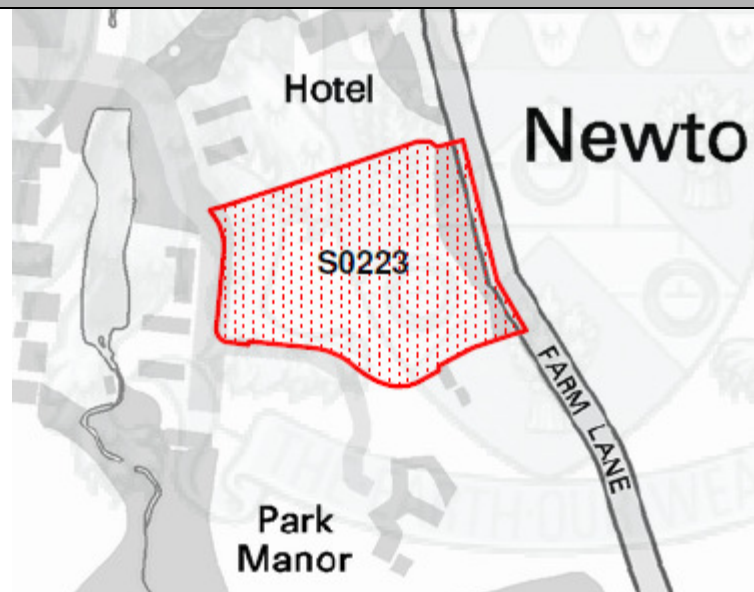
There are no further sites in the village capable of accommodating growth at this time.

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

### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 1km away at SD223 Trentside Slope Complex.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respects of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Winshill 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site is within 800m of key services, including Newton Solney Primary School, sports pitch and village hall.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Newton Solney Primary School currently has spare capacity, with 54 children attending the school, which has a capacity of 69. The nearest secondary school within South Derbyshire is William Allitt which is currently exceeded capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1276 and Granville Sports College has capacity with 564 pupils attending the school which has a capacity of 830. - It is unlikely that development on this scale would lead to a need for the expansion of school capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider variability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- There is an hourly bus service between Burton and Derby and bus stops are located just over 300m from the site on Main Street. - There are some local facilities (including a primary school, village hall and recreation ground). - There is no metalled footpath leading from the site to the village centre.	- Ensure development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in the village. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the local or strategic highway networks.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Burton on Trent and Derby and a Sunday Service. - A public right of way passes through the site connecting to the wider public rights of way network, but there are no off road cycle routes nearby. - There is no metalled footpath leading from the site to the village centre.	
	Will it make the best use of other infrastructure?		- The site is served by Milton WWTW which is at capacity.. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband is under review	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Newton Solney and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	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 in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- It is likely to be classified as Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of Newton Solney Primary School if accessed from Farm Lane. The site is located within 800m of the centre,</li> <li>- The nearest supermarket is located within Burton on Trent (5.6km) and the closest Secondary School within South Derbyshire – William Allitt School is 8.5km away.</li> <li>- The nearest major employment area is more than 4km away</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> <li>-</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of Newton Solney Conservation Area (which the site is located within) and may affect the setting of nearby Listed Buildings including:</li> <li>- Grade II Listed Building Newton Park Hotel, is located adjacent to the site. Grade II listed building Gardeners House, in Newton Park is located 66m from the site and Grade II listed building The Lodge and attached Wall is located and Grade II listed building The Cedars is located within 130 of the site.</li> <li>- Unknown potential for archaeology in this area</li> <li>- The Site is located within HERS23604 Park and Fishpond, Newton Solney.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area</li> <li>- TPO176 is located within the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained dense trees along the eastern boundary of the site; existing road along the western edge, Newton Park Hotel garden is located to the north.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

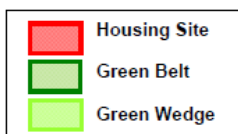
Version 1a

## Site xx: S0275: Land off Strawberry Lane, Rosliston

### Description:

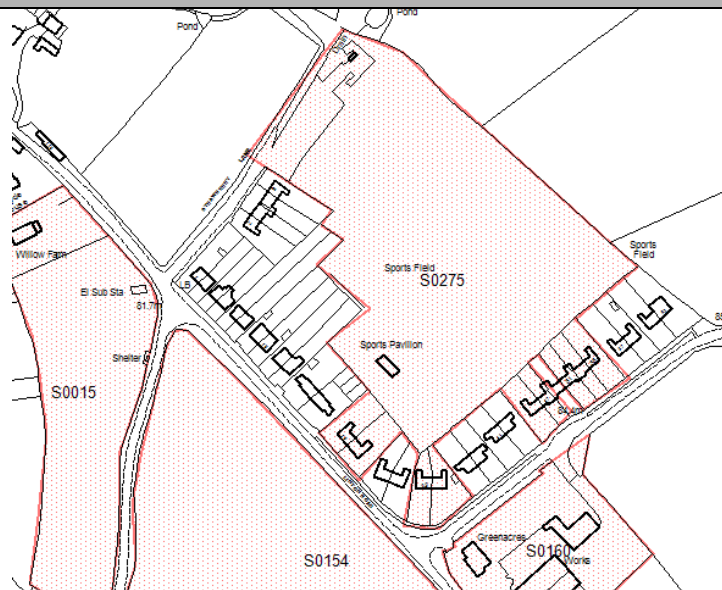
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development of the site would lead to the loss of outdoor sports facilities, which are located within the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting, although it is unclear whether development would deliver qualitative improvements to the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 600m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is currently at capacity with 84 children attending the school which has a capacity of 84 pupils.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located 150m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school and doctor's surgery, a sports field is 1200m away).</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Linton Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- There is an existing public right of way to the west of the site.</li> <li>- There is no metalled footpath immediately adjacent to the site. The closest metalled footpath is on Linton Road</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield site.</li> <li>- Land is classified as being 'good to moderate agricultural land or Grade 3.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There are a few areas less susceptible to surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 150m of a s bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of services within the village, including Rosliston C of E primary School.</li> <li>- The nearest supermarket is in Burton (7.3km), secondary school provision is at William Allitt (Swadlincote) (8.1km). The site is more than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby listed buildings and conservation areas.</li> <li>- No HERS are located within the site.</li> <li>- Unknown Potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield land.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development and trees and hedgerows</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

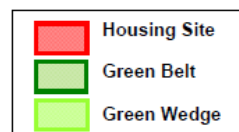
## Site xx: S0262 11 & 14 Holden Croft, Rosliston

### Description:

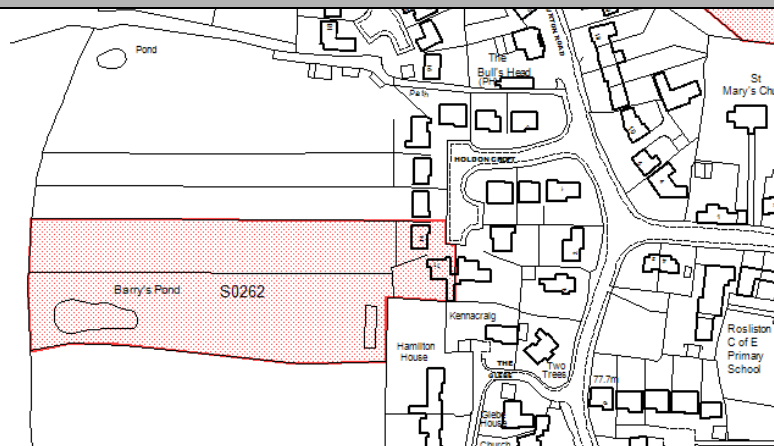
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on-site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 400m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is currently at capacity with 84 children attending the school which has a capacity of 84 pupils.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- It is unlikely that development on this scale would require the provision of additional school capacity.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located 250m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this size would deliver new on-site services, but would help to sustain existing services in the village.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this scale is unlikely to have a significant impact on highway congestion.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- Established public rights of way pass close by to the north of the site. A new greenway is proposed nearby.</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield site.</li> <li>- The part of the site lying beyond the residential gardens is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 250m of a s bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of services within the village, including Rosliston C of E primary School (all located within 800m).</li> <li>- The nearest supermarket is in Burton (7.1km), secondary school provision is at William Allitt (Swadlincote) (9km). The site is more than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby listed buildings and conservation areas.</li> <li>- The site is located within HERS2505 Rosliston, Ridge and Furrow.</li> <li>- Unknown potential for impacts on archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is a predominantly greenfield land (approx. 85 percent),</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows to the north, south and west and existing development to the east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

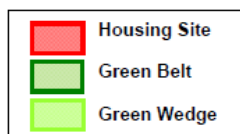
## Site 96: S0175. Site at Burton Road, Rosliston

### Description:

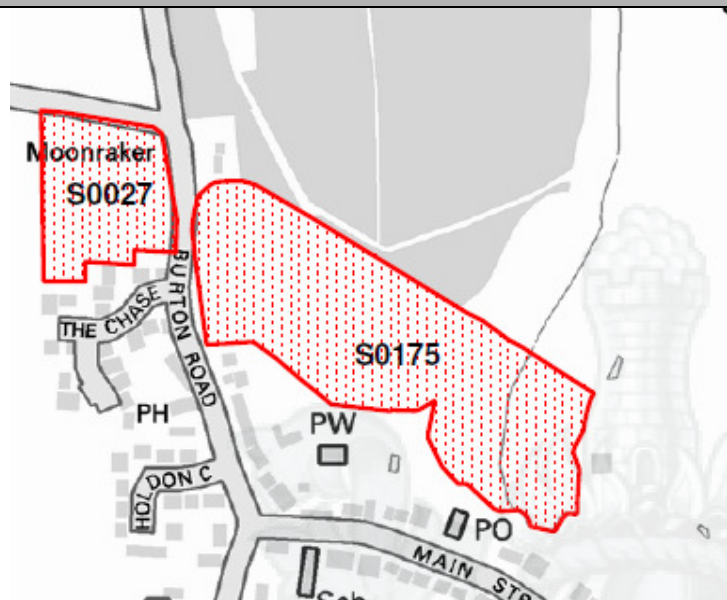
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is within 200m of SD009 Rosliston Road Verge. - Potential wildlife site SD194 (Rosliston Meadow) is located within 350m of the site.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?		- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?		- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?		- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?		- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could contribute towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 300m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office and primary school, however is within 1200m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is currently at capacity with 84 children attending the school which has a capacity of 84 pupils.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- It is unclear as to whether development on this scale would require expansion of school capacity to meet demand</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 100m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The impact on highway congestion is unknown, although it is unlikely to be highly significant for a development on this scale.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network. There are three existing PROW through the site, two from the southern boundary of the site through the northern boundary and one from its western boundary through the northern boundary. There is also a proposal to establish a greenway through the site.</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. The site contains an area of less and intermediate susceptibility to surface water flooding to the east of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 500m of a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of services within the village, including Rosliston C of E primary School (all located within 800m).</li> <li>- The nearest supermarket is in Burton (7.1km), secondary school provision is at William Allitt (Swadlincote) (9km). The site is more than 3km from the nearest major employment area at the Roger Bullivant premises on Walton Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Grade II* Church of Saint Mary's, Main Street is adjacent to the southern boundary of the site.</li> <li>- No HERS are located within the site. However HERS2505 Rosliston, Ridge and Furrow is located within 20m of the western edge of the site, HERS25001 St Marys Church is located within 50m to the south of the site and HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 50m to the south of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the south, Burton Road to the west, trees and hedgerows to the north and hedgerows to the east.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

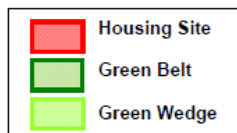
## Site xx: S0160 Linton Road, Rosliston

### Description:

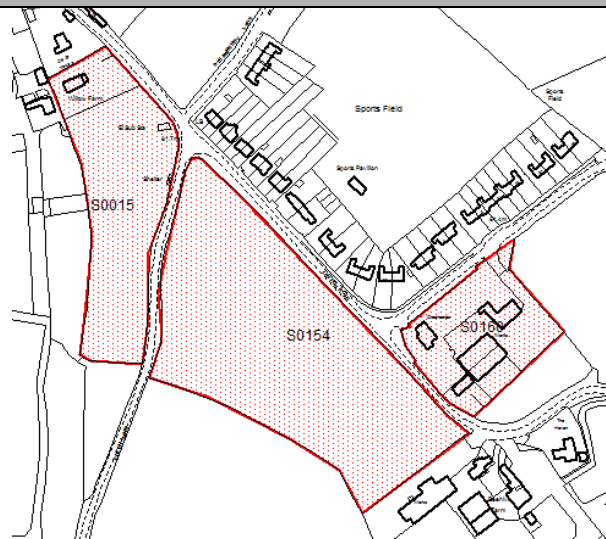
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a nucleated linear settlement surrounded by countryside.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision within 1200m of the site.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 650m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, sports pitch, convenience shop and post office and within 850m of Rosliston C of E Primary school.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education Rosliston C of E Primary School is currently at capacity with 84 children attending the school which has a capacity of 84 pupils.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- It is unlikely that capacity would need to be increased to accommodate demand from a site of this scale</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect on inequalities. Due to the sites size it would be make an uncertain contribution towards the delivery of affordable housing.</li> <li>- There is an identified need for affordable housing in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located within 300m from the site on Coton Lane, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, doctor's surgery and recreation ground), but further than 800m from the primary school..</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would have an uncertain impact on highways.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- Established public rights of way and a proposed greenway pass nearby.</li> <li>- There is a metalled footpath immediately adjacent to the part of western boundary of the site on Burton Road, which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is brownfield and would not lead to the loss of productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 300m of a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service. The site is located within 800m of services, including doctor's surgery, recreation ground convenience shop and post office, but is in excess of 800 from the Rosliston C of E Primary School.</li> <li>- The nearest supermarket is in Swadlincote (7.1km), secondary school provision is at William Allitt (Swadlincote) (7.9km). The site is more than 4km from the nearest major employment area.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby listed buildings or conservation areas.</li> <li>- No HERS sites are located within the site. HERS18012 Cauldwell Ridge and Furrow is within 700m of the site to the north east and HERS25004 Malthouse Farm, Ridge and Furrow is within 450m of the site to the south west.</li> <li>- Uncertain impact on in ground archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is brownfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- Two trees with TPO 74 are situated in the west of the site.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by roads to the west and south, hedgerows to the north and hedgerows and a fence to the east.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

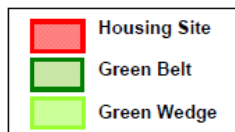
## Site 95: S0157. Land between 63 & 71 Main Street, Rosliston

### Description:

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

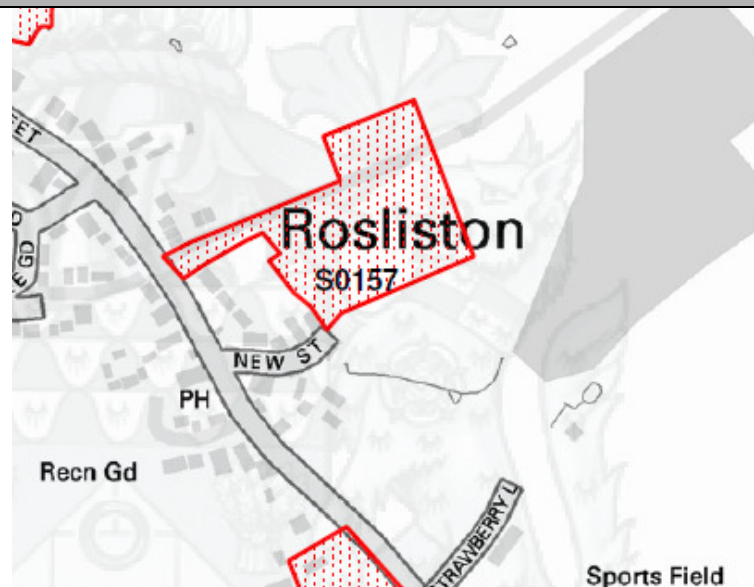
This site comprises agricultural land with public rights of way along the southern edge of the site. The site area is 1.41ha and no physical or environmental constraints have been identified on the site. The site is in single ownership and there is a medium level of developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision, both on-site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 200m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office, primary school and sports pitch</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education. Rosliston C of E Primary School is currently at capacity with 84 children attending the school which has a capacity of 84 pupils.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- It is unlikely that additional school capacity would be needed to accommodate demand arising from a site of this scale</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located approximately 100m from the site on Main Street, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday Service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is a metalled footpath on Main Street which could connect the site to the surrounding area,</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development of this scale would have an uncertain impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- The provision of additional pedestrian/cycle links could improve the local PROW network. There is an existing PROW along the southern boundary of the site and along the northern boundary of the site and within the northern part of the site.</li> <li>- There is a metalled footpath on Main Street which could connect the site to the surrounding area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- SuperFast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site is in Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. The site contains a very small area of less an intermediate susceptibility ti surface water flooding on the southern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 400m of a s bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of services within the village, including Rosliston C of E primary School (all located within 800m).</li> <li>- The nearest supermarket is in Burton on Trent (7.4km), secondary school provision is at William Allitt (Swadlincote) (8.4km). The site is more than 4km from the nearest major employment location.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There closest listed building Grade II* Church of St Mary's, Main Street is located withim 450m of the site to the west.</li> <li>- No HERS sites are located within the site. HERS25003 (Churchyard Cross-Base, St Mary's Church) is located within 350m to the west of the site and HERS25001 St Marys Church is located within 350m to the west of the site.</li> <li>- Unknown potential for in ground archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within Mease/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by trees on its eastern boundary, existing development on its southern boundary and contained by either a track road on trees on its western boundary. The site is open to the north</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

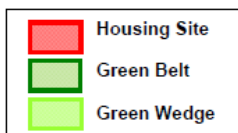
## Site 94: S0154. Land to the Corner of Linton Road and Coton Lane, Rosliston

### Description:

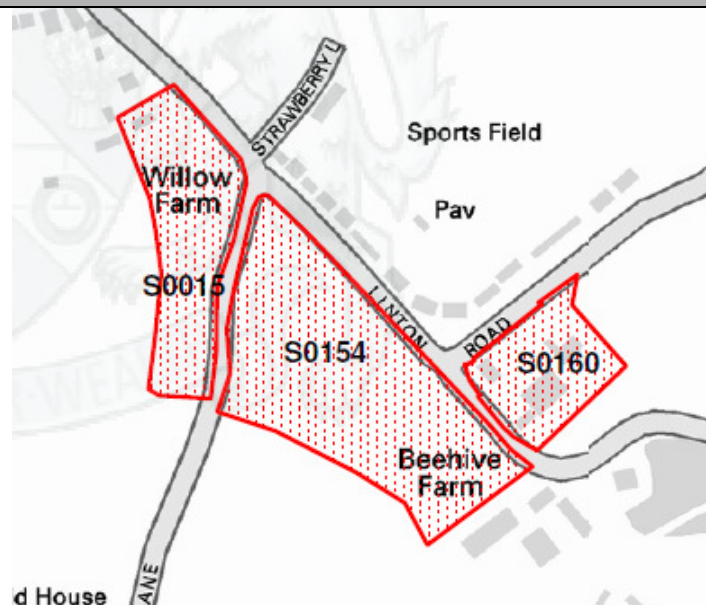
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a predominantly linear settlement surrounded by countryside.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision, both on-site and within 1200m.</li> <li>- Site would deliver informal open space provision, including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site, where needed. The nearest GP is located within Rosliston, within 500m of the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is within 800m of services, including doctor's surgery, convenience shop, post office, sports pitch and primary school.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Rosliston C of E Primary School is currently at capacity with 84 children attending the school which has a capacity of 84 pupils.</li> <li>- The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830.</li> <li>- It is unclear as to whether additional education accommodation would be needed to serve a site of this scale.</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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is located adjacent to the existing village. Bus stops are located adjacent to the western boundary of the site on Coton Lane, although services are less than hourly and do not run after 7pm.</li> <li>- There is no Sunday service.</li> <li>- There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery and recreation ground).</li> <li>- There is no metalled footpath on the same side of the road as the site, on Main Street or Coton Lane.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects policy INF2 Sustainable Transport.</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> <li>- It is unlikely that a site of this scale would deliver new on-site services.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- The affect on highway congestion is unknown, although it is unlikely that a site of this scale would have a significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service.</li> <li>- A public footpath passes through the site from east to west. Other nearby public rights of way connect to the wider network. A new on-highway greenway is proposed alongside the site.</li> <li>- There is no metaled footpath on the same side of the road as the site on either Main Street or Coton Lane.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has space capacity).</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 3, good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There contains a very small area of less and intermediate susceptible to surface water flooding along the southern boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located adjacent to a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is relatively well located in respect of the recreation ground, post office, convenience store, doctors surgery and Rosliston C of E Primary School (within 800m).</li> <li>- The nearest supermarket is in Swadlincote (7.2km), secondary school provision is at William Allitt (Swadlincote) (8.0km). The site is more than 4km from the nearest major employment area.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas.</li> <li>- No HERS are located within the site. HERS25004 (Malthouse Farm, Ridge and Furrow) is located within 300m to the south west of the site.</li> <li>- Uncertain potential for in ground archaeology</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Existing hedgerows along the east and west boundary of the site</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by hedgerows, existing housing development lies to the north west of the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

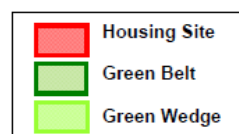
## Site xx: S0027 OS field no.1700, Burton Road, Rosliston

### Description:

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

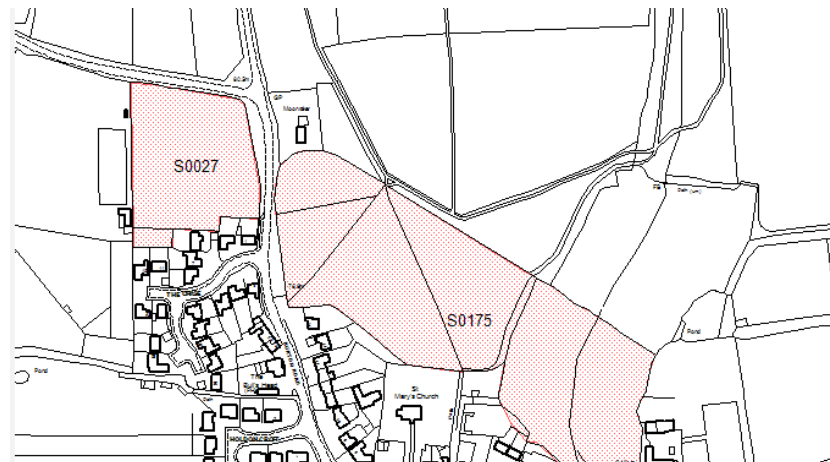
The site comprises vacant greenfield land which is heavily planted. The site is 0.88ha in size and is covered, sporadically by Tree Preservation Order 175. The site is in single ownership and there is a high level of developer interest.

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is located within 300m of County Wildlife site SD009 Rosliston Road verge.	
	Could development affect protected species or BAP priority species?	Yes	- The Ecological Impact Report submitted with planning application 9/2014/1127 indicates that development would not adversely impact protected species.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Outline planning application 9/2014/1127 proposes National Forest Planting on the site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs. Outline application 9/2014/1127 proposed 31% affordable housing on the site.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- Outline application 9/2014/1127 proposes 31% affordable housing on the site and the Design and Access statement suggests that a range of house types and sizes would be provided. This however would be subject to reserved matters consent.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Site would deliver informal open space provision through National Forest Tree Planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site. The nearest GP is located within Rosliston, within 600m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of services, including doctors surgery, convenience shop, post office, primary school and within 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this site.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- According to the Department of Education, the number of children attending Rosliston C of E Primary School is currently at capacity (84). The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However, development of this scale is unlikely to make a significant impact in this respect.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area, most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - Outline application 9/2014/1127 proposes 31% affordable housing on the site. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops area located within 500m from the site on Main Street, although services are less than hourly and do not run after 7pm. - There is no Sunday service. - There are some local facilities nearby (including a convenience store, post office, primary school, doctors surgery and recreation ground). There is a metalled footpath immediately adjacent to part of the western boundary of the site on Burton Road, which could connect the site to the surrounding area.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution toward the provision of new education, open space and sports provision in Rosliston. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - Outline application 9/2014/1127 planning statement states that the site could contribute towards any necessary contributions towards healthcare and education.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have a negligible impact on the highways network	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service. - Nearby public footpaths pass close to, but do not connect with the site. A proposed greenway passes close to the site. - There is a metalled footpath immediately adjacent to the part of the western boundary of the site on Burton Road, which could connect the site to the surrounding area.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>It is not clear whether development will have a significant impact on local water quality</li> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to increased illumination locally, during site development and use, although this will be consistent with adjacent residential land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>Site is greenfield</li> <li>Site is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>Site lies in Flood Zone 1.</li> <li>There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of SUDS policy in the Plan in accordance with Policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>The site is located within 500m of a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service. The site is within 800m of services within the village, including Rosliston C of E Primary School, village store, post office, village hall (all located within 800m).</li> <li>The nearest supermarket is in Burton (6.2km), secondary school provision is at William Allitt (Swadlincote) (9km). The nearest major employment area is more than 3km away at the Roger Bullivant premises on Walton Road.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate transport policy (INF2) to be included in the plan to maximise travel choice</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>There are no nearby listed buildings or conservation areas</li> <li>HERS25005 covers the majority of the site.</li> <li>Uncertain potential for in ground archaeology on site</li> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE1, INF6 and INF7 of the Part 1 Local Plan</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>The site lies within the National Forest, which is of cultural significance.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>The site is located within the Lowes/Sence Lowlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>The site is contained by existing development to the south, Burton Road to the west, trees and hedgerows to the north and hedgerows to the east. The site is covered sporadically by Tree Preservation Order 175.</li> <li>Hedgerows, tree or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>The land parcel could contribute towards green infrastructure provision.</li> </ul>	

Version 1a

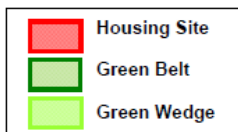
## Site 93: S0015. Land to the South West side of Coton Lane, Rosliston

### Description:

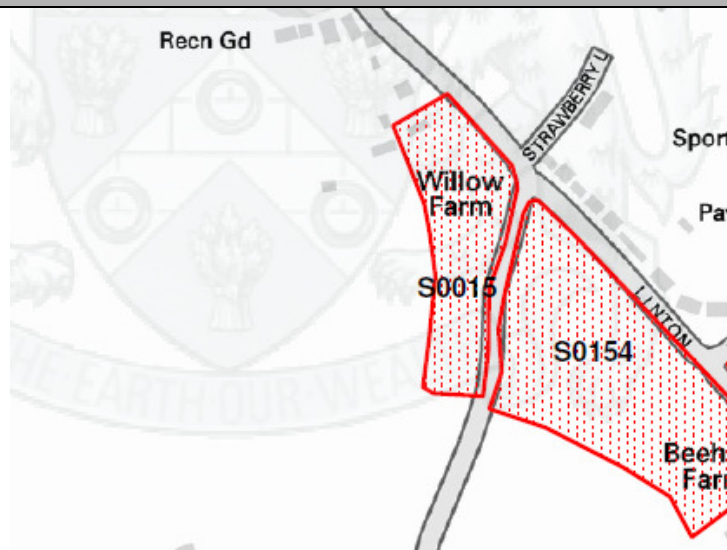
The village of Rosliston lies towards the south east of the District, and is located approximately 8km south of Burton upon Trent. Rosliston is a predominantly linear settlement surrounded by countryside.

The site comprises agricultural paddock and farm buildings. The site is 1.17ha and is only considered to be constrained by the buildings on the site. The site is in single ownership and there is a medium level of developer interest in the site.

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 900m at SD389 Rosliston Forestry Centre Hedge. - Potential wildlife site SD R6374 (Strawberry Lane Grassland) is adjacent to the east of the site and potential wildlife site SD194 (Rosliston Meadow) is 110m from the north east of the site.	
	Could development affect protected species or BAP priority species?	No	- The ecological report submitted with planning application 9/2015/0723 indicates that further ecological surveys are required in respect of bats, harvest mice, reptiles and great crested newts.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- 20% of the site are would need to be passed over to tree planting and landscaping given the national Forest location - Outline planning application 9/2015/0723 sets aside an area for National Forest Planting on the site.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of housing types and tenures to meet identified needs.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- The Design and Access Statement for Outline planning application 9/2015/0723 aims at providing a mix of dwellings.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	No	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The indicative layout submitted with planning application 9/2015/0723 shows an area of amenity open space with National Forest planting.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development could contribute to the delivery of new healthcare facilities or support the expansion of facilities within 1.2km of the site, if needed. The nearest GP is located within Rosliston, within 400m of the site.	
	Will it promote healthy lifestyles?		- Site is within 800m of services, including doctor's surgery, convenience shop, post office, primary school and recreational ground.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- According to the Department of Education, Rosliston C of E Primary School is currently at capacity with 84 children attending the school which has a capacity of 84 pupils, although it is unlikely that a site of this scale would have a significant impact. - The nearest secondary school William Allitt is currently exceeding capacity with 994 pupils attending the school, which has a capacity of 945 pupils. However Pingle School has spare capacity, with 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. - Planning application 9/2015/0723 indicates that contributions toward the funding of school places could be provided, if required.	- Continue liaising 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located adjacent to the eastern boundary of the site on Coton Lane, although services are less than hourly and do not run after 7pm. - There is no Sunday Service. - There are some local facilities within 800m (including a convenience store, post office, primary school, doctor's surgery, village hall and recreation ground). - The nearest major employment area is more than 4km from the site. - There is a metalled footpath adjacent to the site on Main Street and up to the bus stop on Coton Lane, which could connect the site to the surrounding area.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could make some contribution, where needed, toward the provision of new education, open space and sports provision in Rosliston. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services and facilities in the village.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The Transport Statement submitted with planning application 9/2015/0723 indicates that the site would have a negligible impact on the local highway network.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a less than hourly service between Burton and Swadlincote, which does not run past 7pm. There is no Sunday service. - Nearby public rights of way pass close to, but do not connect with, the site. A proposed greenway passes close to the site. - There is a metalled footpath adjacent to the site on Main Street and up to the bus stop on Coton Lane, which could connect the site the surrounding area.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Clay Mills WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - Super Fast broadband available.	

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

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to comprise Grade 3 good to moderate quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- The Flood Risk Assessment submitted with planning application 9/2015/0723 indicates that the site could be developed with a surface water management infiltration-based system.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located adjacent to a bus service to Burton and Swadlincote, however the service is less than hourly, with no Sunday service The site is within 800m of services within the village, including Rosliston C of E primary School, village store, post office, village hall (all located within 800m).</li> <li>- The nearest supermarket is in Swadlincote (7.6km), secondary school provision is at William Allitt (Swadlincote) (8.4km). The nearest employment site is at the Roger Bullivant premises, more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas.</li> <li>- No HERS sites are located within the site. HER25004 (Malthouse Farm, Ridge and Furrow) is located 300m to the south west of the site.</li> <li>- Unknown potential for archeologically heritage assets</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> <li>- Individual trees in TPO 389 are contained within the eastern element of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Planning application 9/2015/ 0723 indicates that the existing boundary hedgerow is to be retained and enhanced, Established trees are to be retained and new National Forest planting introduced to the south of the site.</li> </ul>	

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To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 4.8km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site is located within 800m of a convenience store, and within 1200m of the village hall and sports ground. The closest Primary School is located within Hartshorne, which is 5km from the site.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- Ticknall is served by Chellaston Academy, which is at capacity and cannot extend to accommodate growth, although the scale of this site is unlikely to have a significant impact on this school.</li> <li>- There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.</li> <li>- The nearest primary school serving the village is Sale and Davys at Barrow-on-Trent, which is currently above capacity, although a site of this size is unlikely to have a significant impact on the school.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of INF6</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15% dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is adjacent to the existing village. There is no village centre, however the site is located within 800m of the convenience store and within 1200m of the village hall and sports ground. Bus stops are located within 400m of the site to Swadlincote and Derby.</li> <li>- There are some local facilities (including shop, primary school, Village hall and outdoor sports provision).</li> <li>- There is no metalled footpath adjacent to the site.</li> <li>- The nearest major employment site is more than 4km away from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects INF2</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision on the village.</li> <li>- No information regarding site services or facilities has been provided in respect of this site by promoters.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unlikely that development on this scale would have a significant impact.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service (including evening service) between Swadlincote and Derby, and a Sunday service within 400m of the site.</li> <li>- There is a PROW through the site.</li> <li>- There are no established cycle routes adjacent to this site.</li> <li>- There is no metalled footpath adjacent to the site.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site would be served by Ticknall WWTW, which is currently operating over capacity.</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site built out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Ticknall and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to BNE1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	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 in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within Flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There is however a small area less susceptible to surface water flooding within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 400m of an hourly bus service.</li> <li>- The nearest supermarket is located within Melbourne 5.1km away and secondary school provision is at Chellaston 9.2km away.</li> <li>- The nearest major employment site is more than 4km away from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development may affect the setting of the village conservation area, which is immediately adjacent to the site and nearby listed buildings.</li> <li>- No HERS sites 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>- The majority of the site is in primary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well by hedgerow and Ashby Road to the south, existing development and trees and hedgerows to the east and west. The site is open to the north.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

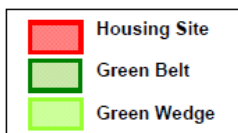
## Site 126: S0011. Land off Ingleby Lane, Ticknall

### Description:

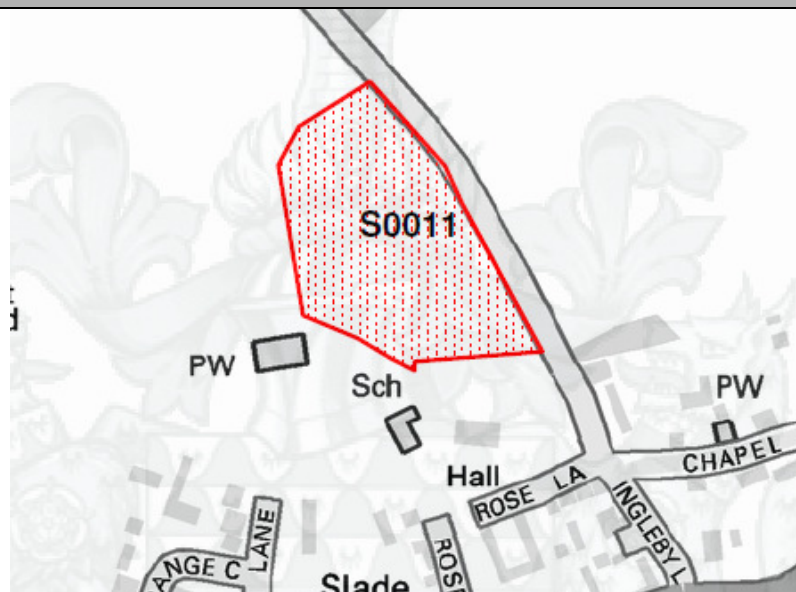
The village of Ticknall lies towards the centre of the District, and is located approximately 14km south of Derby. Ticknall is a village characterised by rows and clusters of brick and stone cottages. There are no further sites in the village capable of accommodating growth at this time.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could make a limited contribution towards improving open space and leisure provision both on site and within 1200m of the site.</li> <li>- Site would deliver informal open space provision including through National Forest tree planting</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development conforms with policy INF9 of the Part 1 Local Plan</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Melbourne 3.9km from the site.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- There is no village centre, however the site is located within 800m of a convenience store village hall and sports ground. The sports ground is within 800m using PROW network. The closest Primary School is located within Hartshorne, which is 4.7km from the site.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	Ensure that development reflects BNE1 and INF2
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development will have on accident numbers.</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- Ticknall is served by Chellaston Academy, which is at capacity and cannot extend to accommodate growth, although the scale of this site is unlikely to have a significant impact on this school.</li> <li>- There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.</li> <li>- The nearest primary school serving the village is Sale and Davys at Barrow-on-Trent, which is currently above capacity, although a site of this size is unlikely to have a significant impact on the school.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaising with local Schools and LEA to establish impact.</li> <li>- Ensure development reflects requirements of INF6</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective.</li> <li>- Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15% dwellings subject to wider viability issues, although the SHLAA prepared by the Authority indicated that the site could be viable for housing development.</li> <li>- There is an identified need for affordable housing in this area</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with H19 and H20</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is adjacent to the existing village. There is no village centre, however the site is located within 800m of the village service (the outdoor sports provision is within 800m using the PROW . Bus stops are located close to the site (within 200m) on Main Street, with an hourly service through the day and evening and a Sunday service.</li> <li>- There are some local facilities (including shop, primary school, Village hall and outdoor sports provision).</li> <li>- There is no metalled footpath adjacent to the site. The nearest footpaths are located on Rose Lane and Ingleby Lane 90m from the site.</li> <li>- The nearest major employment site is more than 4km away from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure Development reflects INF2</li> </ul>
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development could make some contribution toward the provision of open space and sports provision on the village. Information submitted with the SHLAA submission suggests that the site could contribute towards new facilities at Ticknall Cricket Club and could potentially offer land for an extension to the Village Hall car park. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services.</li> </ul>	
	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development on this site would have an uncertain impact on the highways network.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service (including evening service) between Swadlincote and Derby, and a Sunday service within 400m of the site.</li> <li>- A public right of way passes through the south west corner of the site, connecting to the wider public rights of way network. There is an opportunity to connect to a proposed cycle route passing close to the site .</li> <li>- There is no metalled footpath adjacent to the site, the nearest being located on Rose Lane and Ingleby Lane 90m from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel as required by INF2.</li> </ul>
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- The site would be served by Ticknall WWTW, which is currently operating over capacity but may be able to accommodate small scale development</li> <li>- There are no known requirements for additional water supply or electricity network improvements.</li> <li>- Super Fast broadband available.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could provide limited support to the construction industry and other businesses involved in marketing and selling new homes locally during site build out. Would have less significant benefits following site built out.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within rural areas could help sustain existing rural shops and other businesses located in Ticknall and surrounding villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up areas. - The contribution this site could make in respect of urban design, is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conforms to BNE1
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	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>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan,
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase in noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield and of unknown land classification	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is within flood zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. However the site does contain small areas of less and intermediate susceptibility to surface water flooding.</li> </ul>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The village is served by a store and has a village hall, outdoor leisure facilities and a mobile library service. The site is within 400m of an hourly bus service.</li> <li>- The nearest supermarket is located within Melbourne 5.3km away and secondary school provision is at Chellaston 8.2km away.</li> <li>- The nearest employment site is more than 4km away from the site.</li> </ul>	- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archaeological heritage of the district.	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 Ticknall conservation area and Grade II listed Church of St George.</li> <li>- HERS27103 St Georges Church is located 45m from the site.</li> <li>- Unknown potential for in ground archaeology.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Development could improve access to the National Forest which is an important cultural and leisure resource within the District.	- Ensure policy reflects policy BNE2 of the Part 1 Local Plan
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is wholly greenfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The majority of the site is in secondary sensitivity according to the County Council's Areas of multiple environment sensitivity. However a very small element of the western boundary of the site is an area of primary sensitivity.</li> <li>- The site is located within the Melbourne Parklands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is well contained by hedgerow and Ingleby Lane to the east and trees to the south and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

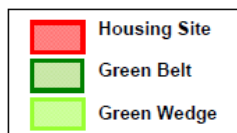
## Site 129: S0232. Site adjacent to Rio Vista, Swarkestone Road, Weston on Trent

### Description:

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

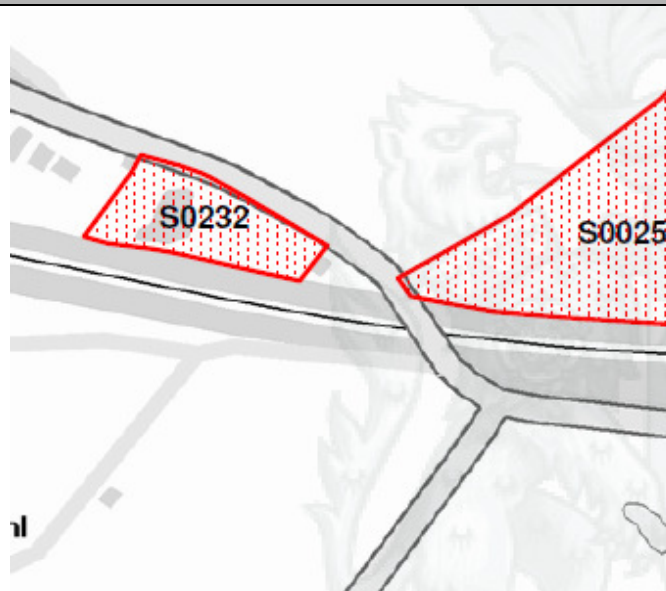
The site comprises open green space of 0.55ha. The site is currently in single ownership and there is a medium level of developer interest in the site. There are no identified physical or environmental constraints.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is just over 350m away at SD148 Home Farm Pond #2. - Potential Wildlife site SD346 Grassland next to Tarasiyka and SD146 Tarasiyka is located 45m from the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- No information has been provided on this matter. However due to the sites size development would be expected to contribute toward 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 local plan requirement development would be expected 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 within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent 2.2km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site is within 550m of the village hall, within 1km of Weston on Trent Primary School and within 1.2km of a sports pitch	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- According to the Department of Education, the number of children attending Weston on Trent COE Primary School is nearing capacity with 112 pupils attending the school which has a capacity of 115 pupils. The closest secondary school, Chellaston Academy is at capacity - There are two secondary schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- Due to the sites size development would make an uncertain contribution towards delivering affordable housing to meet local needs. - There is an identified significant need for affordable housing in Weston on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is detached from the main built up area of Weston on Trent. - Bus stops are located 400m from the site and provide an hourly bus service to Derby through the day. - There is no Sunday or evening service. - There are some local facilities within Weston on Trent (including a primary school, village hall and recreation ground). - There is no metalled footpath immediately adjacent to the site. On the opposite side of Swarkestone Road, there is a metalled footpath which connects to Weston On Trent.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of a site of this size could be expected to make some contribution toward the provision of new education where needed and off-site open space and sports provision in Weston on Trent. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- No significant impact on congestion likely given the scale of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is a hourly service to Derby during the day within 400m. There is no Sunday or evening service. - There are established public rights of way close to the site. - There is no metalled footpath immediately adjacent to the site. On the opposite side of Swarkestone Road, there is a metalled footpath which connects to Weston on Trent.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Shardlow WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain services located within Weston On Trent and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- The site is likely to comprise Grade 2 very good quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within flood Zone 1.</li> <li>- There is no indication of surface water flooding on the majority of the site. There is however a small area of less and intermediate susceptibility to surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Bus stops are located within 400m of the site and provided an hourly bus service to Derby through the Day. There is no evening or Sunday Service.</li> <li>- The site detached from the main built up area of Weston On Trent. The site is within 550m of the village hall and 1.1km from the recreation ground.</li> <li>- The nearest supermarket is within Melbourne (7.4km), and Chellaston Academy is 4.2km away.</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no nearby Listed Buildings or Conservation Areas,</li> <li>- No HERS are located within the site. HERS 27720 Barrow Cemetery is located within 30m of the site, HERS27719 Ridge and Furrow is located within 160m of the site and HERS27702 Chellsaton Junction, crop marks of parallel ditches, Ridge and Furrow is located within 320m of the site.</li> <li>- Unknown potential for in ground archaeology</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme,</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by the railway and trees to the south of the site, dwellings and trees to the west and east and Swarkestone Road to the north.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

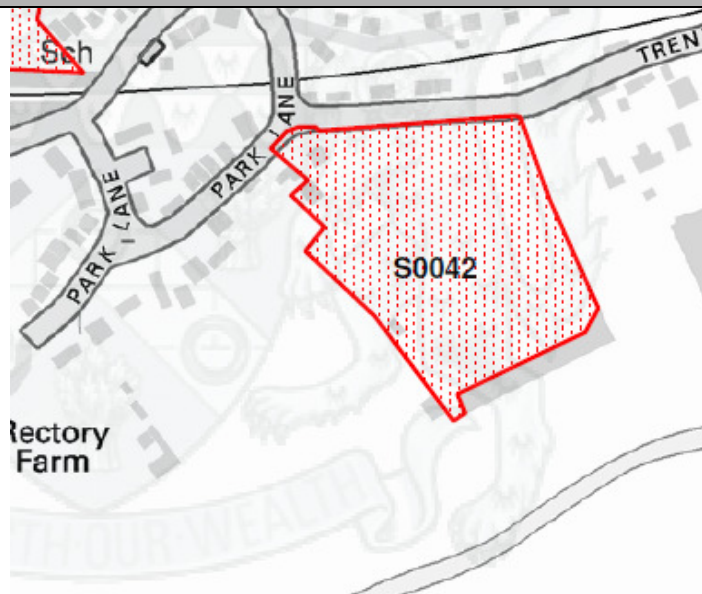
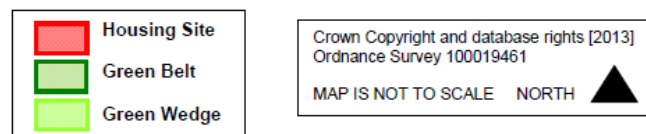
## Site 128: S0042. Land on Trent Lane, Weston on Trent

### Description:

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

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent 2.1km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site within 800m of a primary school, village hall and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- According to the Department of Education, the number of children attending Weston on Trent COE Primary School is nearing capacity with 112 pupils attending the school which has a capacity of 115 pupils. The closest secondary school, Chellaston Academy is at capacity - There are two secondary schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHLAA prepared by the Authority suggests that the site could be viable for housing development. - There is an identified significant need for affordable housing in Weston on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located 61m from the site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. - There is no Sunday Service. - There are some local facilities nearby (including a primary school, village hall and recreation ground). - The nearest major employment site is more than 4km away. - There is no metalled footpath adjacent to the site, the nearest footpath is located 70m from the site close to Weston On Trent Village Hall.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of a site of this scale could make some contribution toward the provision of new education where needed, on and off-site open space and sports provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of development on highway congestion is unknown, although it is unlikely to be significant given the small scale of the site. - Access to the site on Trent Lane is constrained due to the single lane nature of the road. In addition the bridge over Trent Lane has only one lane.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service to Derby during the day within 400m of the site. There is no Sunday or evening service. - There are established public rights of way nearby, leading to the wider rights of way network. There is a proposal to establish a greenway along the nearby Trent and Mersey Canal towpath. - There is no metalled footpath adjacent to the site, the nearest footpath is located 70m from the site close to Weston On Trent Village Hall.	
	Will it make the best use of other infrastructure?		- Development of this scale is unlikely to have WWTW capacity implications (site is served by Shardlow WWTWs which currently has spare capacity). - There are no known requirements for additional water supply or electricity network improvements. - 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain services located within Weston On Trent and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Site is likely to be Grade 2 very good quality agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies within Flood Zone 1 .</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Bus stops are located 61m from the site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. There is no Sunday or evening service. The site is relatively well located in respect of services within the village, including Weston on Trent Primary School, recreation ground and village Hall (all located within 800m).</li> <li>- The nearest supermarket is within Melbourne (7.4km), and Chellaston Academy is 4.8km away.</li> <li>- The nearest major employment site is more than 4km away.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Conservation Area Trent and Mersey Canal is located within 90m to the south of the site. Grade II listed building The White House is located within 20m of the site to the west.</li> <li>- HERS27725 Ridge and Furrow, South of Trent Lane covers the site, HERS27728 Weston On Trent, Railway Station is within 60m of the site. HERS99002 The Trent and Mersey Canal is located within 90m of the site. HERS27724 Ridge and Furrow Group Weston On Trent is located 300m of the site and HERS27704 Cropmarks of field system is located 160m of the site.</li> <li>- Uncertain potential for in ground archaeology</li> <li>- Impacts would be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Site lies within close proximity of Trent and Mersey Canal Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area.</li> <li>- There are hedgerows on the northern boundary of the site.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by pronounced hedgerows on the northern boundary of the site, hedgerows and existing development on the western boundary and trees on the southern boundary.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

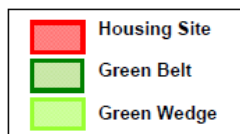
## Site 127: S0025. Land to the North of Main Street, Weston on Trent

### Description:

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

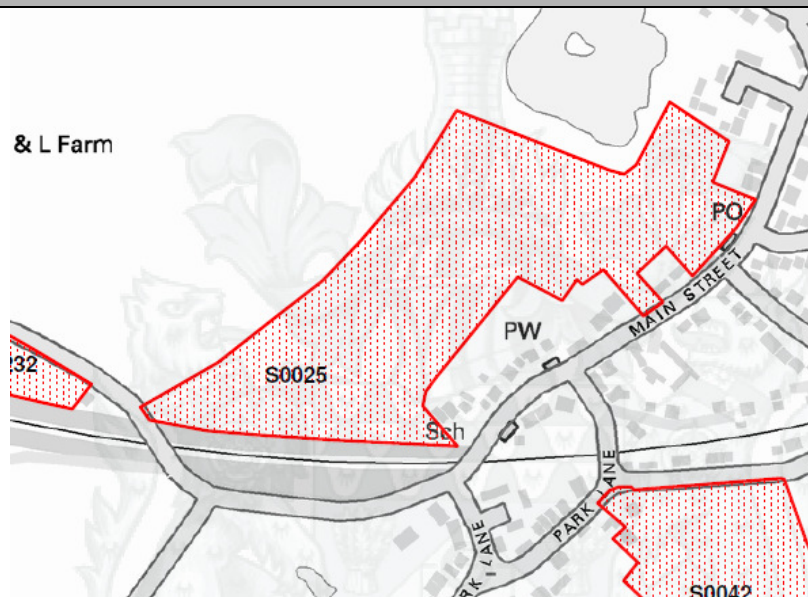
This site comprises cultivated farmland fields and extends some 6.21ha. The site is constrained by the lack of visibility at the western access point of the site, This site is currently in single ownership, however there is low developer interest in the site.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision both on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Aston on Trent 1.6km of the site.	
	Will it promote healthy lifestyles?		- There is no village centre, however the site within 800m of a primary school, village hall and recreation ground.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- There are no identified impacts from site development in respect of this issue. Access to the site is a problem, due to the inadequacy of visibility splays.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- According to the Department of Education, the number of children attending Weston on Trent COE Primary School is nearing capacity with 112 pupils attending the school which has a capacity of 115 pupils. The closest secondary school, Chellaston Academy is at capacity - There are two secondary schools within Derby City that have some spare capacity which are: Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites over 15 dwellings subject to wider viability issues. The SHLAA prepared by the Authority suggests that the impact on viability of the restricted visibility at the west access point may need further assessment. - There is an identified significant need for affordable housing in Weston on Trent.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site is located adjacent to the existing village. Bus stops are located from the site (adjacent to the Methodist Church) and provide an hourly bus service to Derby through the day. - There is no Sunday Service. - There are some local facilities nearby (including a primary school, village hall and recreation ground). - There is a metalled footpath immediately adjacent to the site on Main Street.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development on this scale could make some contribution toward the provision of education and on and off-site open space and sports provision in Weston on Trent. Although the site is quite large, it would be unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The impact of the development of this site on traffic congestion is unknown and would require a Transport Assessment as part of any planning application. The site has potential access constraint, with poor visibility at the west access point.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly service to Derby, through the day. There is no Sunday service. - There is an existing public rights of way through the site. - There is a metalled footpath immediately adjacent to the site on Main Street.	
	Will it make the best use of other infrastructure?		- Development is unlikely to have WWTW capacity implications (site is served by Shardlow WWTWs which currently has space capacity). - There are no known requirements for additional water supply or electricity network improvements. - 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?		- The proposed development will have no effect in respect of this objective.	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and could create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in part 1 Local Plan (Employment) and Part 2 Local Plan (Retail) to encourage/sustain/protect existing employment sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth could help sustain services located within Weston On Trent and nearby villages.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site is likely to be too small to deliver additional shops or services within the site.	- Ensure good connectivity to the village centre.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- The site is not previously developed and will not regenerate existing built up area. - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials, such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield so there is no potential to reuse waste materials on site during the construction phase. - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites, although this is uncertain. (There is no site master plan or layout provided by site promoters with this information provided).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, such as composting bins, or space beyond standard requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations.	- Development would need to reflect Policy SD1, SD2 and SD3 and SD5 of the emerging Part 1 local Plan
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use if materials used overall could be reduced through the adoption of site management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<p>It is unclear as to whether water quality benefits will be delivered due to lack of detail about design of the scheme.</p> <ul style="list-style-type: none"> <li>- Nitrate Vulnerable Zone = Yes</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses.</li> <li>- Proximity of the site to railway could lead to increase number of noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Likely to Grade 2 and / or 3 very good to moderate quality agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Site lies within flood zone 1</li> <li>- There is no indication of surface water flooding on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located 102m of an hourly bus service to Derby. The site is relatively well located in respect of services within the village, including Weston on Trent Primary School, recreation ground and village Hall (all located within 800m).</li> <li>- The nearest supermarket is within Melbourne (7.9km), and Chellaston Academy is 4.7km away.</li> <li>- The site is more than 4km from the nearest major employment site.</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy (INF2) to be included in the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There is no Conservation Area nearby. Grade II listed building 1 Western Court is located within 30m of the site and grade II* Weston Hall is located within 150m of the site.</li> <li>- HERS27705 (Weston on Trent Shrunken Village) is located within the site. HERS 2270 (Barrow Cemetery) is located immediately to the west of the site, HERS22719 (Ridge and Furrow) and HERS22728 (Weston on Trent Railway Station) are located within 100m of the site, HERS2725 (Ridge and Furrow, south of the Trent, Weston on Trent) and HERS22704 (crop marks of field system) are located within 200m of the site.</li> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Trent Valley Washlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Existing development to the east, hedgerows and railway line to the south, trees and existing development to the north and to a limited extent by hedgerows to the west contain the site.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

# **RURAL VILLAGES**

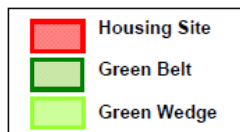
## Site 10: S0045. Site at Land off Twyford Road, Barrow upon Trent

### Description:

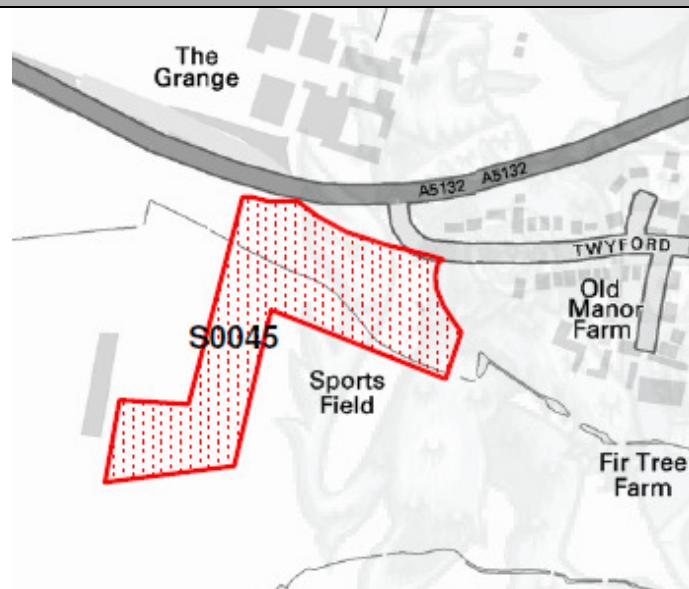
The village of Barrow on Trent lies towards the north east of the District, and is located approximately 8km south of Derby city Centre, although is only 2.5km to the south east of the suburb of Sinfin. Barrow upon Trent is a small village that is varied in character.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 500m of SD083, Green Lane and Meadow.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data. Will need updating.</b>	
	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 at capacity and cannot extend to accommodate growth, although the scale of this site is unlikely to have a significant impact on this school. - There are two schools within Derby City that have some spare capacity which are; Noel Baker Community School and Merrill College. However, these schools would not be able to take all of the secondary school growth predicted within the City and South Derbyshire. - According to the Department for Education, the number of children attending Sale and Davys Primary School (114) currently exceeds capacity (105). It is unclear whether this school is capable of limited expansion.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 25 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 some 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. - Super Fast broadband expected 2014	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		Development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = No - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is greenfield, - Land is classified as having potential to being '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 wholly within Flood Zone 3b and is therefore unlikely to be suitable for development according to the District Council's level 1 SFRA, although it is understood that the EA mapping on which the SFRA is based is inaccurate in this location and overstates actual flood risk across much of the village. - Updated flood mapping available on the parish Councils website indicates that this site did flood in the 2000 floods. - There are pockets of land with low and intermediate susceptibility to ground water flooding on the site	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain runoff rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is served by an hourly bus service, but there is no evening service. - 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).	- 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development may affect the setting of the village conservation area and The Grange, Twyford Road which is II listed building to the north. - No HERS sites are located within the site, but there is a site located adjacent to the south west of the site HER16709). - Impacts could be dependent on the detailed design and layout of the scheme	- 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 secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is located within the Trent Valley Washlands Landscape Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by the A5132 to the north and to a limited extent by hedgerows to the south and west - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

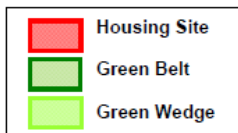
## Site xx: S0170: Land adjacent Fourway, Little Derby Hill, Burnaston

### Description:

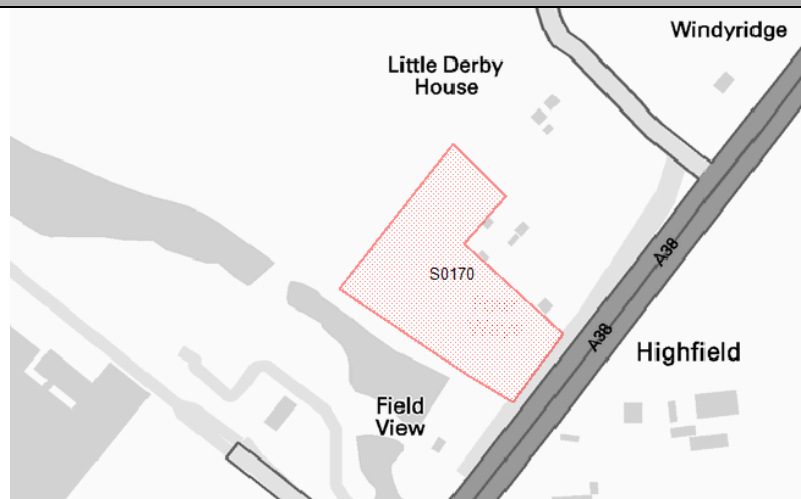
The site is located within the north west of the District and is located 9.9km from Derby City.

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

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interests of Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 1200m of SD401 Toyota Balancing Pond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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 is nearing capacity within 1957 pupil's attending the school which has 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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. - Super Fast 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?		- The proposed development will have no effect in respect of this objective.	
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 of materials used overall could be reduced through the adoption of site management plans. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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> <li>Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>Site is wholly greenfield</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>The site is located within the 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

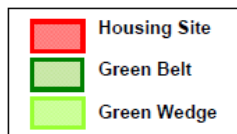
## Site xx: S0264. Farmyard and adjacent land at Cromwell House Farm, Church Broughton

### Description:

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

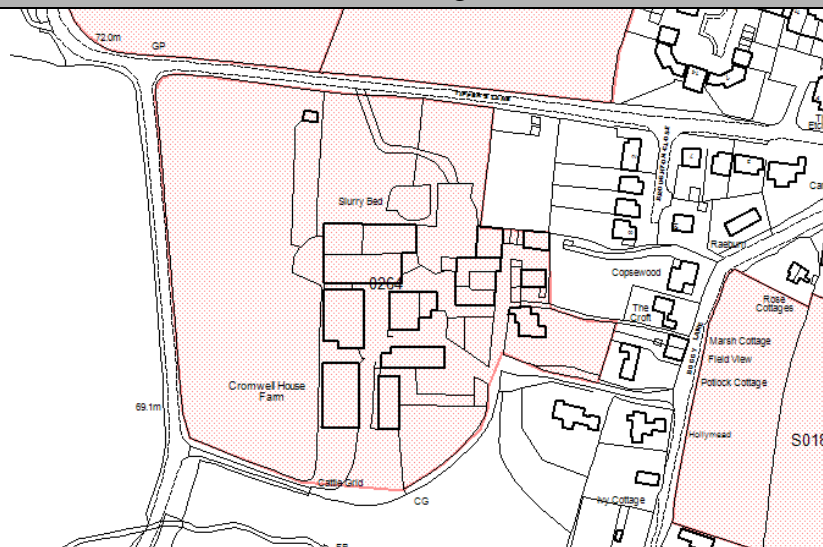
The site comprises agricultural land and buildings a farm dwelling and curtilage and a paddock to the west. It extends some 3ha, however only 2.5ha of the site is developable (this excludes the farm dwelling and its curtilage). The site is in single ownership and there is no developer interest.

### Key



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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. <b>Based on incomplete data will need updating.</b>	
	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 cenary 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. 1955 pupils attend the school which has a capacity of 2070. - The nearest primary school is Church Broughton Primary, which is close to full capacity.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 expected 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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 - Add data on minerals safeguarding issues on receipt	
	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		- The developable land is greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The southern part of the site lies within Flood Zones 2 and 3a. However the majority of the site is located within flood zone 1. - There 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.	- 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. 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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		- Development may affect the setting of Grade II listed Cromwell House, which is located within the non-developable area of the site - No HERS sites are located within the site - Impacts could be dependent on the detailed design and layout of the scheme.	- 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?		- The developable land 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 well contained by roads to the north, west and south and existing development to the east. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

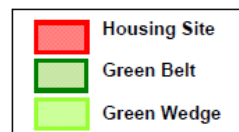
## Site 11: S0263. Land to the north of Tippers Lane, Church Broughton

### Description:

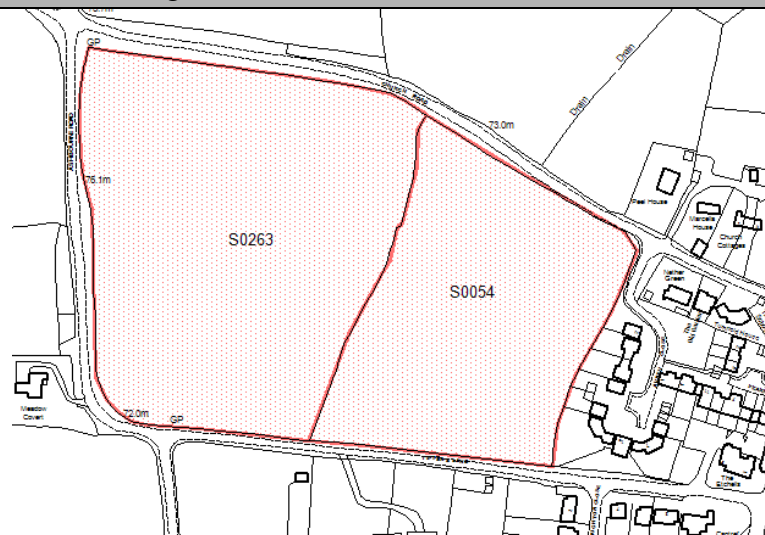
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

### Key



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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, Congreave 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. <b>Based on incomplete data requires updating.</b>	
	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. 1955 pupils attend the school which has a capacity of 2070. - The nearest primary school is Church Broughton Primary, which is close to full capacity.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 expected 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. <b>Add data on minerals safeguarding issues on receipt</b>	
	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>- 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 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 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, 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.</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 protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of the village conservation area or any listed buildings.</li> <li>- No HERS sites are located within the site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. No notable opportunities to improve access to local heritage have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity</li> <li>- The site is located within the 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 roads to the north, west and south and existing hedgerow to the east,</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1a

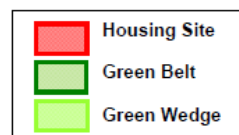
## Site 12: S0189. Land at Boggy Lane, Church Broughton

### Description:

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

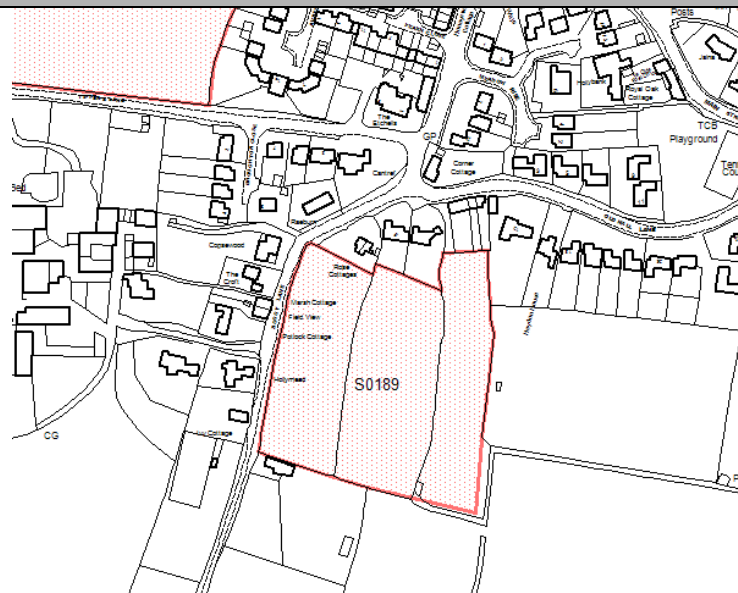
The site comprises agricultural land and extends to some 1.57ha. It is currently in single ownership. There is high developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make some limited contribution towards improving open space and leisure provision on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located in Tutbury 7.2km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Church Broughton and very few services. The site is within 800m of a Primary School, however is within excess of 1200m of a sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BNE1 and INF2 -
	Will it reduce the number of people involved in accidents?		- It is not known what impact the development will have on the number of people involved in accidents.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port School at Etwall. 1955 pupils attend the school which has a capacity of 2070. - The nearest primary school is within Church Broughton Primary School, which is close to full capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 expected 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

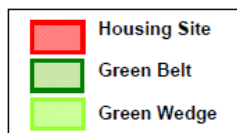
## Site 11: S0054. Site at Church Road, Church Broughton

### Description:

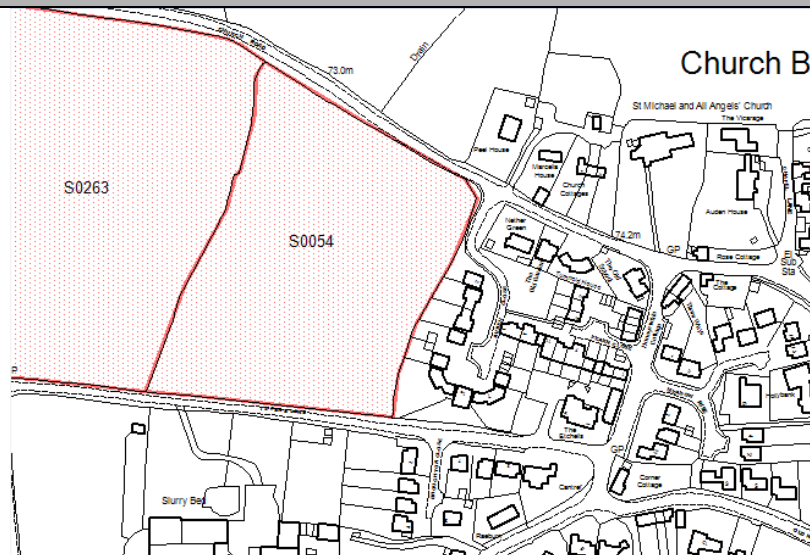
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located over 950m of SD375, Conygreave 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. <b>Based on incomplete data will need updating.</b>	
	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. 1955 pupils attend the school which has a capacity of 2070. - The nearest primary school is Church Broughton Primary School, which is close to full capacity.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 expected 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. <b>Add data on minerals safeguarding issues on receipt</b>	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

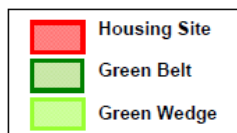
## Site xx: S043.Maple Dene, Church Broughton

### Description:

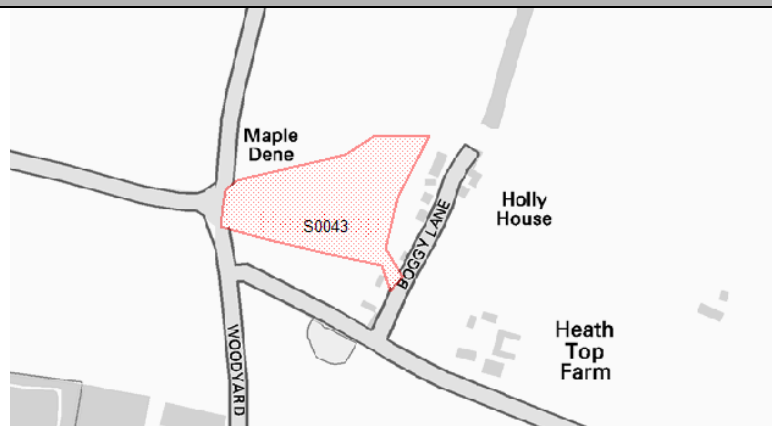
The village of Church Broughton lies within the north west of the District, and is located approximately 15km west of Derby. It is a small village that is varied in character.

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

### Key



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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. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given 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 Etwall. 1955 pupils attend the school which has a capacity of 2070. - The nearest primary school is Church Broughton Primary, which is close to full capacity.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 expected 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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		- The site is predominantly greenfield. - Site is likely to be Grade 3 good to moderate quality agricultural land or Grade 4 poor 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 in 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?		- 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.	
To 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. 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.	- 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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?		- The site is predominantly greenfield with 1.2ha of being greenfield and 0.16ha of the site being brownfield.	- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.
	Does it respect and protect existing landscape Character?		- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity - The site is located within the Needwood and South Derbyshire Claylands Landscape Character Area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by Cote Bottom Lane to the west and hedgerows and trees to the north, east and west. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

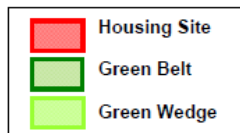
## Site xx: S106: Former Coal Stacking Yard, Coton Park

### Description:

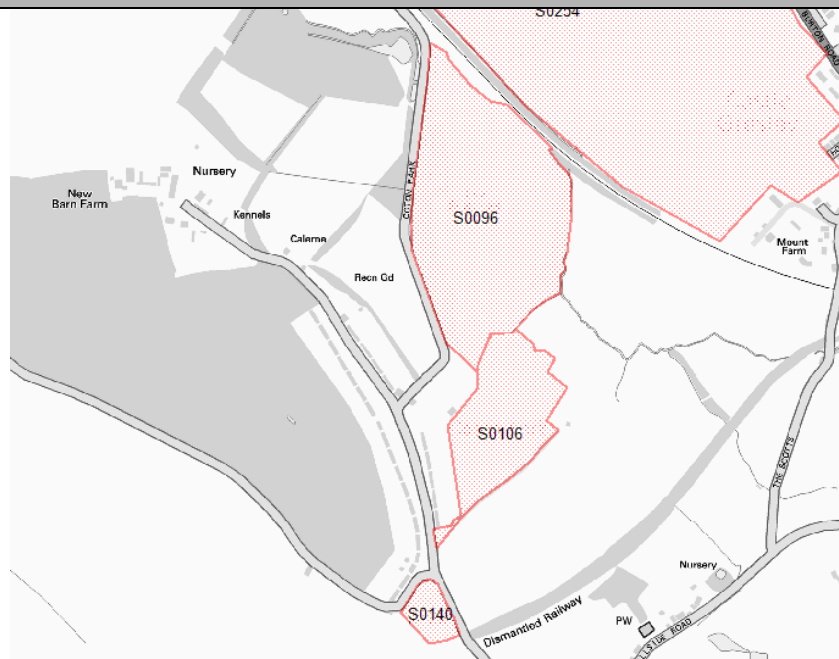
Coton Park is located in the south of the District and 5.3km from Swadlincote and 27.2km from Derby. Coton Park is a linear settlement.

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

#### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development 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 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 994 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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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 my Coton Park WWWT which is exceeding capacity.</li> <li>- There are no known water supply or electricity network constraints.</li> <li>- Super Fast broadband 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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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> <li>- Impacts could be dependent on the detailed design and layout of the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2, INF6 and INF7 of the Part 1 Local Plan.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the National Forest which is an important cultural and leisure resource within the District</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure policy reflects policy BNE2 of the Part 1 Local Plan.</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is wholly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of landscape character policy (BNE4) of the part 1 local plan will help ensure key valued landscape components are retained.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- The site is located within the Mease/Sence Lowlands Landscape Character Area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The site is contained by existing development to the 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

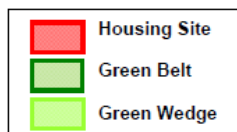
## Site xx: S096: Former Coal Stacking Yard, Coton Park

### Description:

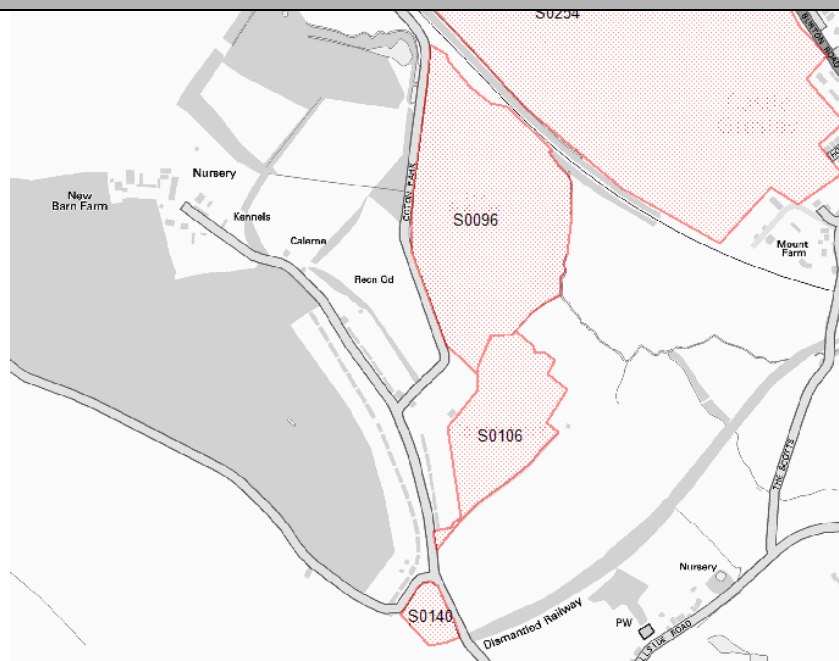
Coton Park is located in the south of the District and 5.3km from Swadlincote and 27.2km from Derby. Coton Park is a linear settlement.

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



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- 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. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. - 20% of the site 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 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 994 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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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</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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

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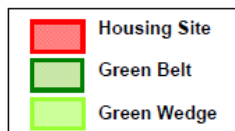
## Site 14: S0241. Land adjoining Manor Farm, Dalbury Village, Dalbury Lees

### Description:

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

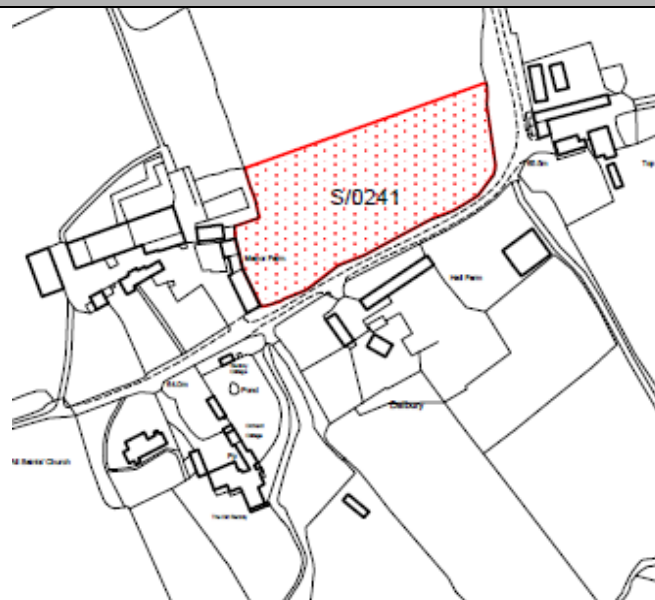
The site comprises agricultural land. It extends some 0.8ha and is currently in single ownership. There is medium developer interest.

### Key



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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. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site has potential contribute towards the delivery of affordable housing to meet local needs, although it is unclear whether this site would deliver 15 or more dwellings given the size of the site and the rural nature of the settlement.	- 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 Mickleover, 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 is close to capacity and offers only limited potential to extend to accommodate growth, although the scale of this site is unlikely to have a significant impact on this school. - The nearest primary school is at Long Lane, which is currently exceeding capacity, with 45 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 could make some contribution towards the provision of new education and open space and sports provision within the village. - It is highly unlikely that new services or facilities would be provided on a site of this size.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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. - 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

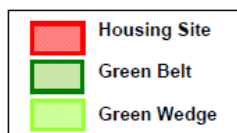
## Site xx: S0051. Land to the east of Rosliston Road South, Drakelow

### 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.

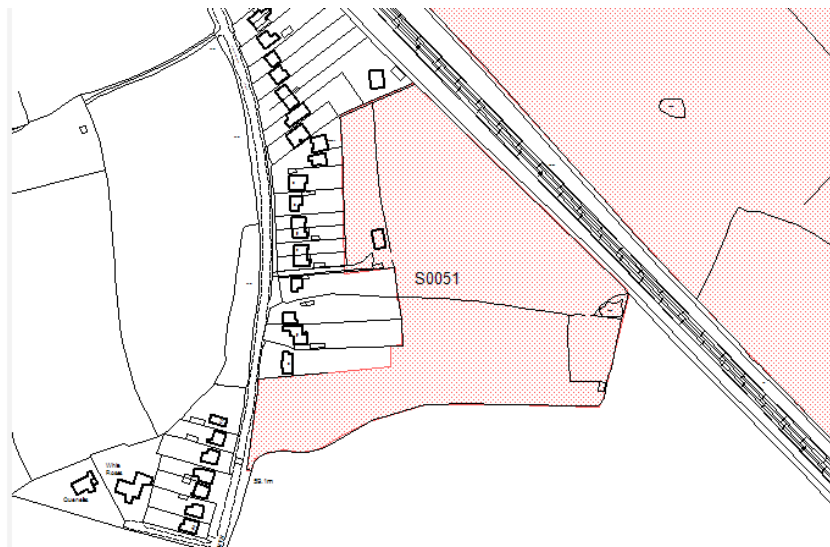
The site comprises garden land an agricultural land. It extends some 3ha and is currently in multiple ownership, but all parties are willing to develop the site for residential use. There is high developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development would deliver new open space on the site. Planning 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 nearing capacity. - The site currently falls within the Rosliston Primary School and Stanton Primary School catchment areas. The former lies some 3.5km from the site and the latter is some 3.2km from the site, Rosliston Primary School is at capacity, while Stanton Primary School offers some spare capacity.	- Continue liaising will Local Schools and LEA to establish impact. - Ensure development reflects requirement's of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 an 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 - Super fast broadband expected 2015	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

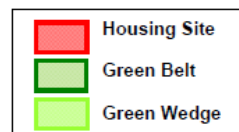
## Site 16: S0069. Land South of Silver Lane, Elvaston

### Description:

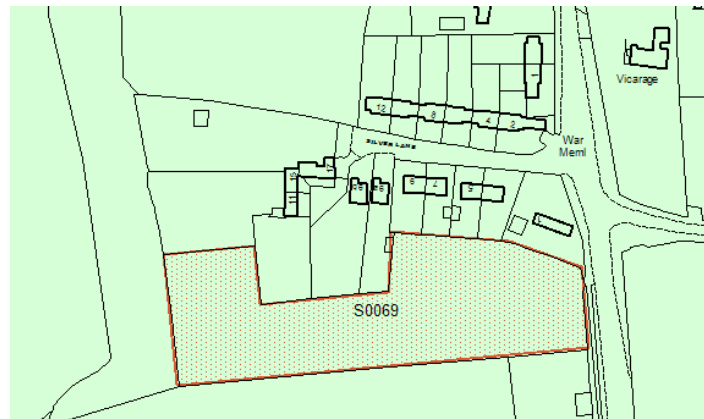
The village of Elvaston lies within the north west of the District, and is located approximately 9km east of Derby in the South East Derbyshire Green Belt. It is a small settlement with few services.

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

### Key



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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 SDS247 (Elvaston Castle Country Park) is immediately adjacent to the western boundary of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within 1km of this site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Due to the size of the site, development would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect if likely mix on site. Although given the size of development the site would make an uncertain contribution towards the delivery of affordable housing, however given the local plan requirement's development would expected to provide a mix of dwelling type and size.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development has potential to deliver improvements to open space and/or local sports provision on site and within 1200m of the site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of, existing facilities within 3km of the site. The nearest GP is located within Alvaston 3.4km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within 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 Community School normal area, which has some spare capacity. However it Noel Baker and Merrill College (the two secondary schools within Derby City which have capacity) could be able to take all of the secondary school growth predicted within the City and South Derbyshire. - 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 an uncertain 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. - 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 attche3d walls at Elvaston Castle and 245m from Grade II listed Village Hall and attached house. - An Ancient Monument is 420m from to the north east of the site. - Impacts could be dependent on the detailed design and layout of the scheme.	- 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.	

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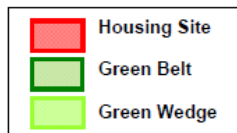
## Site xx: S260, Chestnut Avenue, Foremark

### Description:

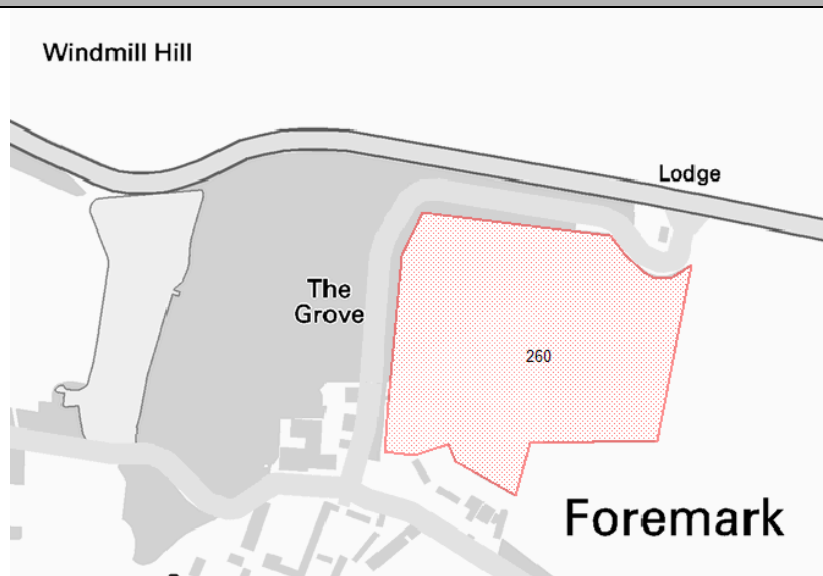
Foremark is located near the north of the District. Foremark is located 10.6km from Swadlincote and 20km from Derby.

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

#### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is immediately adjacent to (abutting) County Wildlife Site SD106 The Grove and is within 300m of County Wildlife Site SD105 Foremark Fishpond.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site, <b>Based on incomplete data will need updating.</b>	
	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 Repton, which is nearing 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development would have an uncertain impact on the 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 site 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 by Milton WWTW which is exceeding capacity. - There are no known water or electricity supply constraints.. - Provision of superfast broadband in this location is under review.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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> <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 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

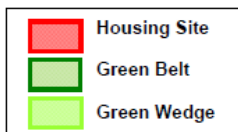
## Site 24: S0040. Land at Uttoxeter Road, Foston

### Description:

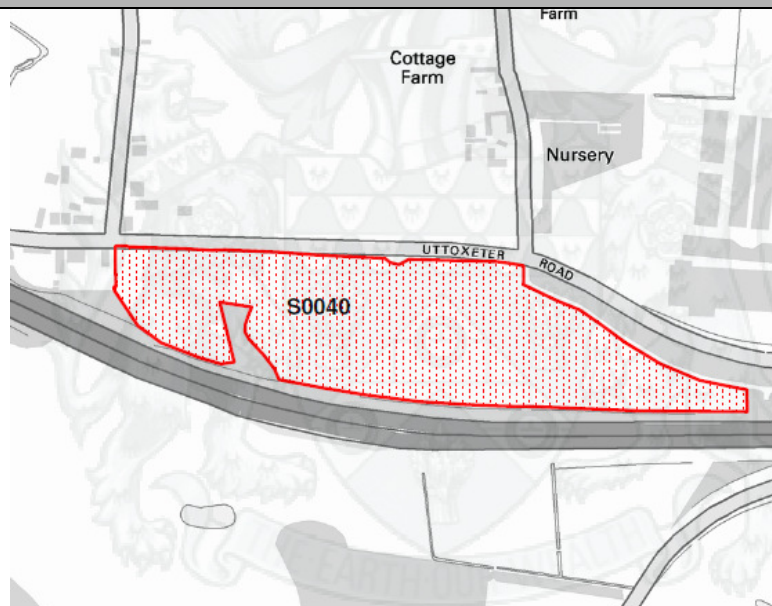
The village of Foston lies within the north west of the District, and is located approximately 19km west of Derby. It is a small settlement with few services.

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

### Key



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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 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?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan 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?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site would not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- 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 is at capacity, although the scale of this site is unlikely to have a significant impact on this school. - The nearest primary school is Church Broughton Primary School, which offers little spare capacity. The normal area for Foston is Heathfields Primary School in Hatton which offers little capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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?		- The site lies outside the village of Foston. Bus stops are located close to the site (within 400m) on Uttoxeter Road. - There are very few local services in Foston (bus service and mobile library only). - Secondary School provision is at John Port Academy, which is at capacity, although the scale of this site is unlikely to have a significant impact on this school. - There are employment opportunities in and around nearby Dove Valley Business Park and at Hatton and Hilton. - There is an hourly bus service between Burton and Uttoxeter, - Nearest local centre is at Hatton more than 1.2km distant.	- 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 expected 2015	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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, however HERS20155 Ridge and Furrow and other earthworks at Foston and HERS20101 Foston and Scropton, Airfield is located within 200m of the site - Impacts could be dependent on the detailed design and layout of the scheme.	- 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.	

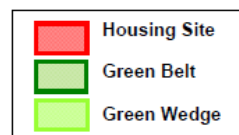
## Site xx: S0226. Jawbone Lane, Melbourne

### Description:

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

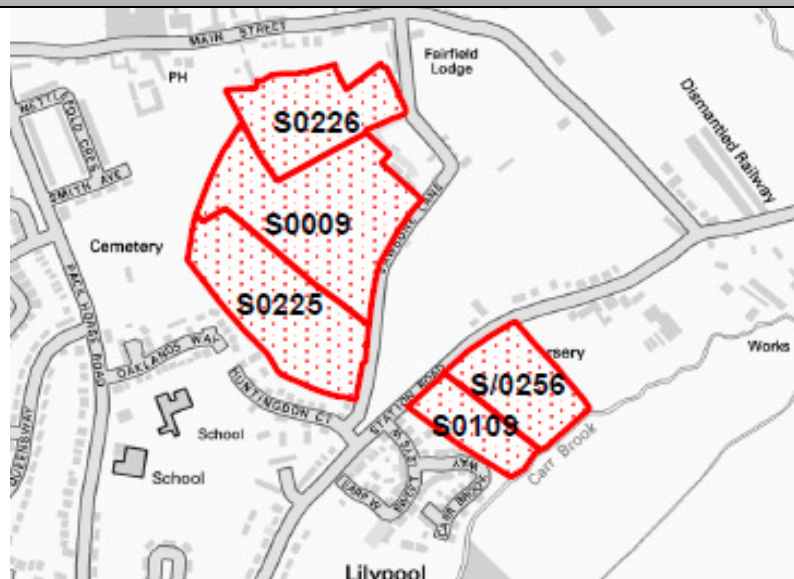
The site comprises agricultural land. It extends some 1.3ha and is in single ownership. There is high developer interest.

#### Key



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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. Based on incomplete data needs updating	
	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	- Given the scale of the site it is likely that it would contribute towards the provision of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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 at capacity with 1692 pupils attending the school with a capacity of 1650. - Melbourne Infants School is at capacity with 206 pupils attending the school which has a capacity of 180 pupils - Melbourne Junior School is at capacity with 263 pupils attending the school which has a capacity of 235 pupils.	- Continue liaising will local Schools and LEA to establish impact. - Ensure development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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. - 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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

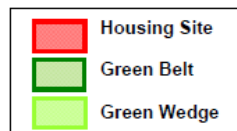
## Site xx: S259, Land to the east of Dalbury village, Lees

### Description:

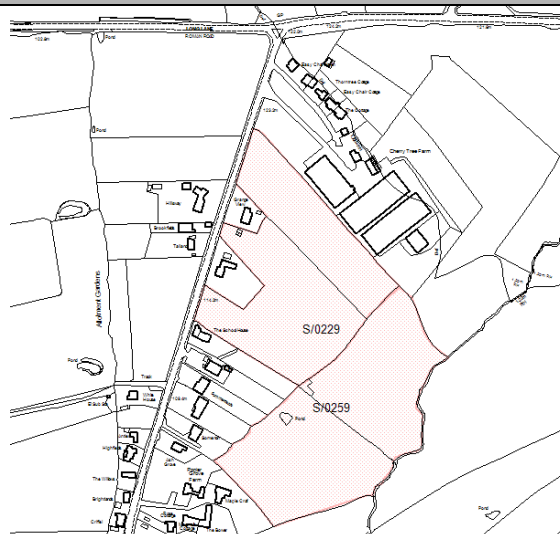
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is within 1500m of The Burrows Meadows	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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 is nearing 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 space capacity. - There are no known requirements for additional water supply or electricity network improvements. - Super Fast 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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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>	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally, during site development and use, although given the scale and nature of development impacts are unlikely to be significant.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area.	
	Will it reduce noise pollution?		- Development is likely to lead to a slight temporary increase noise levels locally during site development, although post development noise generation would be consistent with nearby land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<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>	- 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>- 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>	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform to existing requirements to retain run off rates at greenfield levels.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<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>	- 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	- 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 would 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?		<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>	

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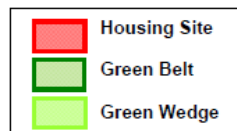
## Site xx: S2229, Land between Poplar Grove Farm and Cherry Tree Farm, Lees

### Description:

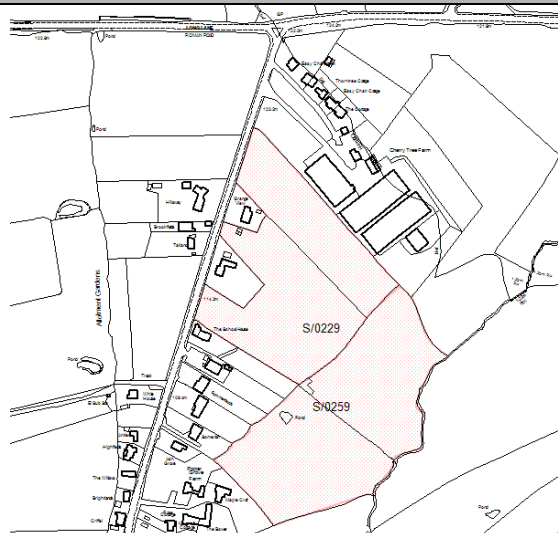
Lees is a linear settlement, which is located within the north west of the District. Lees is located 10.4km from Derby and 25/5km from Swadlincote.

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

#### Key



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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. <b>Based on incomplete data will need updating.</b>	
	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 is nearing 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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. - Super Fast 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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

Version 1a

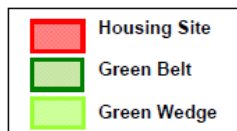
## Site 46: S0240. Land at Long Lane, Near Dalbury Lees

### Description:

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

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

### Key



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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. <b>Based on incomplete data will need updating.</b>	
	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	- Due to the size of the site, the site would make an uncertain contribution towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by site promoters in respect of the likely mix proposed on site. Due to the sites size the site would make an uncertain 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 is nearing capacity with 1957 pupils are attending the school which has a capacity of 2070. - The nearest primary school is Long Lane Primary School, which offers no spare capacity at present, although development on the scale proposed is unlikely to have a significant impact.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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 an uncertain 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. - 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 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. - 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?		- The proposed development will have no effect in respect of this objective	
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. <b>Add data on minerals safeguarding issues on receipt</b>	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

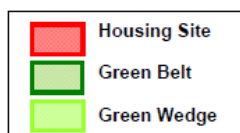
## Site xx: S188, Lullington Road, Lullington

### Description:

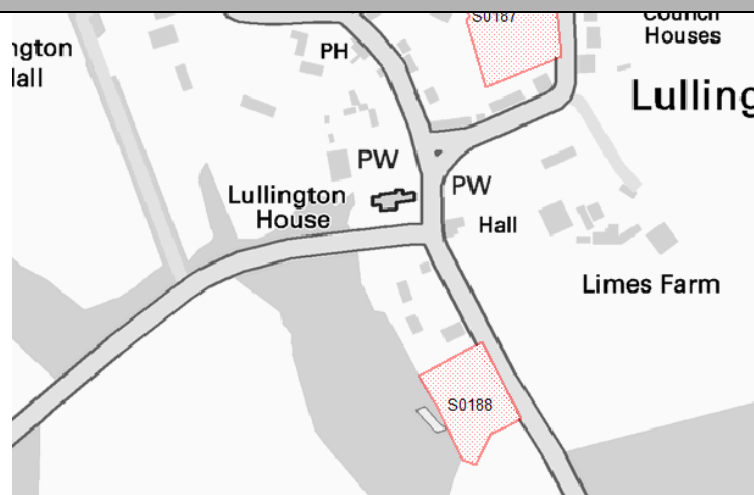
Lullington is a small village, which is located within the south of the District and is located approximately 10.4km of Swadlincote Town Centre and 34.8km to Derby City Centre.

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	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. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site would make an uncertain contribution towards the delivery of affordable housing to meet local needs 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 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 an uncertain contribution towards the provision of affordable homes.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and could be deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	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.	- 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 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 an uncertain opportunity to deliver new affordable housing in this area 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 some 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. - Super Fast broadband expected 2017	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

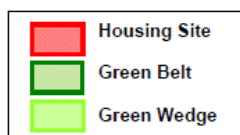
## Site xx: S187, Land off Dag Lane, Lullington

### 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.

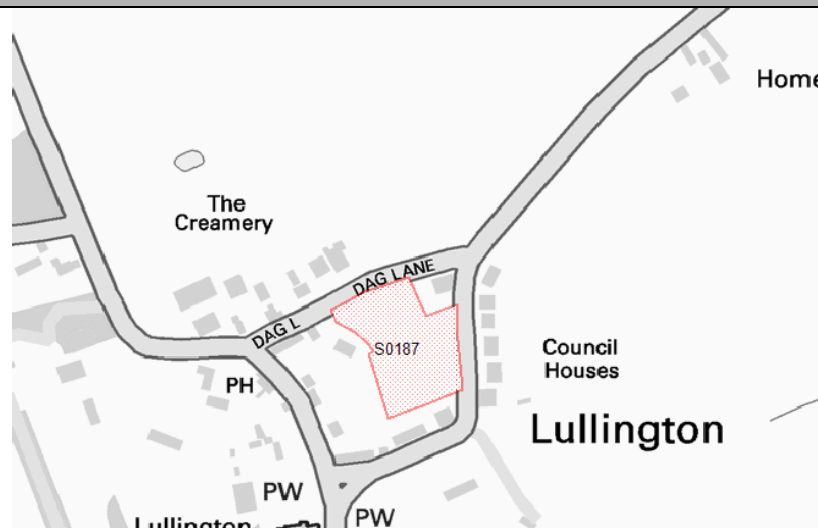
The site comprises open land within the settlement boundary of Lullington. It extends some 0.68ha and is currently in single ownership. There is no developer interest. In addition the site lies within the River Mease Special Area of Conservation Catchment.

#### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is located within The River Mease 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. Based on incomplete data will need updating.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	No	- Site 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?	Yes	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of gypsies or travelling show people?	Yes	- Site would be unlikely to include provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development could 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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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.</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 some 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>- Super Fast broadband expected 2017</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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 Secomdary 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

## Site 57: S0129. Site East of Main Street, Milton

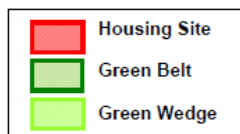
### Description:

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

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

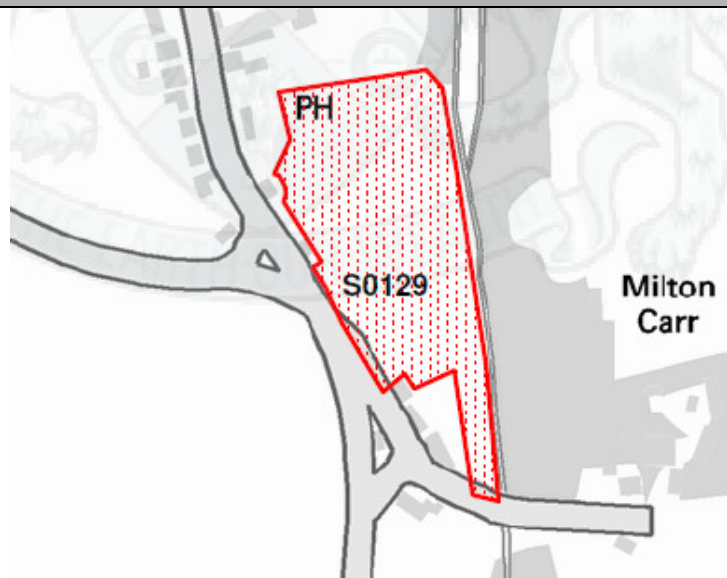
This site comprises agricultural land. It also lies partly within Milton Conservation Area. The site slopes to the east and part of it falls within Flood Zone 3a. It extends some 1.54ha and is currently in single ownership. There is no developer interest.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could include open space and leisure provision on site..	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects policy BEN1 and INF2.
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of the highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port Academy, which is nearing capacity, but could expand to accommodate growth, although the scale of the site is unlikely to have a significant impact on the school. - The nearest primary school is Repton Primary School, which is nearing capacity, although it would be unlikely to be significantly affected by development of the scale proposed.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is an existing footpath adjacent to part of the site on Main Street.	- Ensure Development reflects policy INF2 Sustainable Transport.
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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. - Super Fast broadband expected 2017.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

## Site 56: S0128. Site at Common Lane, Main Street, Milton

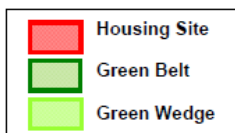
### Description:

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.

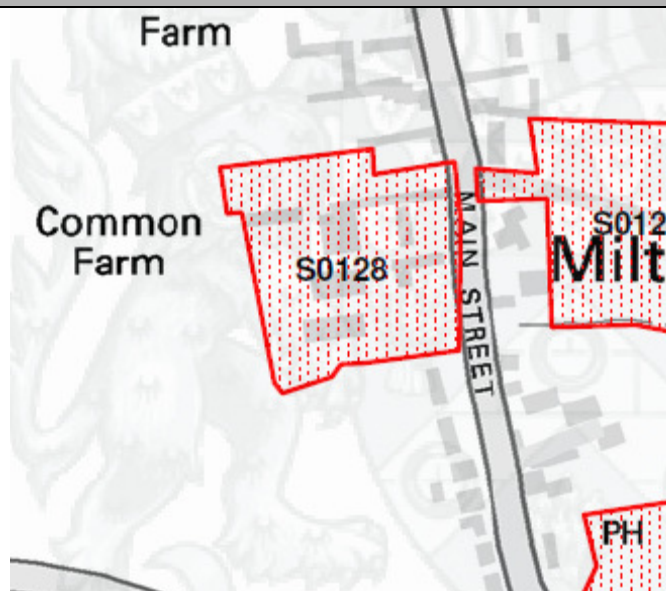
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is located within 300m of 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. <b>Based on incomplete data will need updating</b>	
	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 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 Academy, which is nearing capacity, but could expand to accommodate growth, although the scale of the site is unlikely to have a significant impact on the school. - The nearest primary school is Repton Primary School, which is nearing capacity, although it would be unlikely to be significantly affected by development of the scale proposed.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is 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.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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 800 m 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. - Super Fast broadband expected 2017.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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 - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

## Site 55: S0127. Site at West of Mill Farm, Main Street, Milton

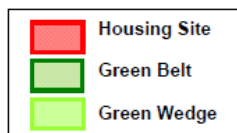
### Description:

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.

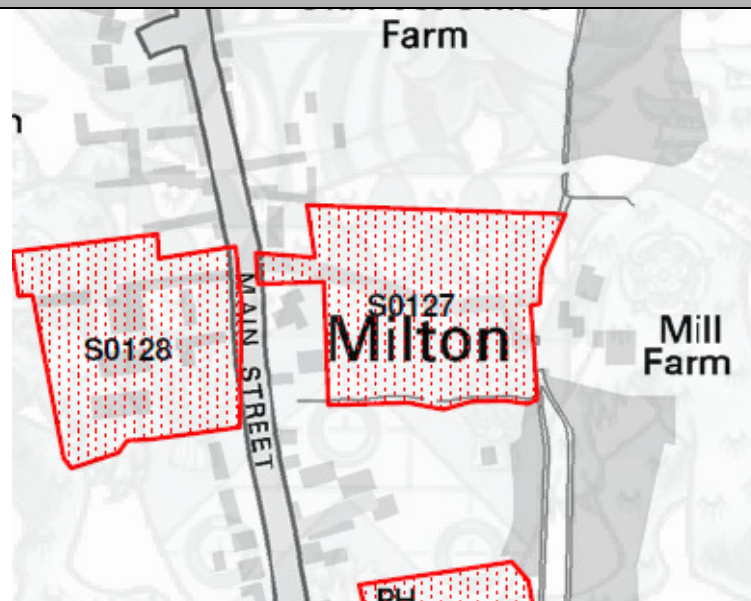
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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. <b>Based on incomplete data will need updating</b>	
	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 Academy, which is nearing capacity, but could expand to accommodate growth, although the scale of the site is unlikely to have a significant impact on the school. - The nearest primary school is Repton Primary School, which is nearing capacity, although it would be unlikely to be significantly affected by development of the scale proposed.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social 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.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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. - Super Fast broadband expected 2017.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

## Site 54: S0126. Site at North of Old Post Office Farm, Milton

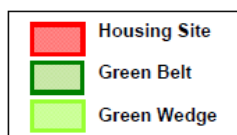
### Description:

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

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

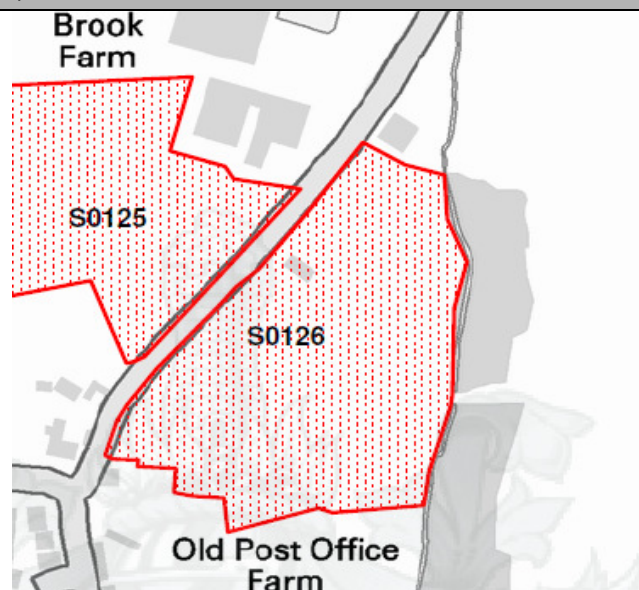
This site comprises agricultural land. To the east is a site of local importance for nature conservation. It also lies adjacent to Milton Conservation Area. The site slopes steeply at its western side and part of it falls within Flood Zone 3a. It extends some 3.28ha and is currently in single ownership.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

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is immediately adjacent to County Wildlife Site SD099 (Milton Carr North) and is located within 300m of County Wildlife site SD098 Milton Carr South. - Potential Wildlife Site SD101 Meadow Lane is located within 240m of the site to the north.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local need.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- No data has been submitted by site promoters in respect of likely mix proposed on site, although given the scale of the scheme and given local plan requirements development would be expected to make provision for affordable homes subject to viability and will be likely to deliver a range of house sizes.	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Site will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could 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 Academy, which is nearing capacity, but could expand to accommodate growth, although the scale of the site is unlikely to have a significant impact on the school. - The nearest primary school is Repton Primary School, which is nearing capacity, although it would be unlikely to be significantly affected by development of the scale proposed.	- 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwelling subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required. - There is an identified need for affordable housing in this area.	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200 m from an established village centre. - There is no metalled footpath immediately adjacent to the site, which could connect the site to the village. The closest footpath ends at 1 Main Street, which is next to the site.	- Ensure development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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. - Superfast broadband expected 2017.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

## Site 53: S0125. Site at South West of Brook Farm, Main Street, Milton

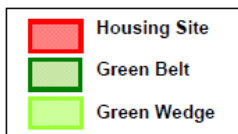
### Description:

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

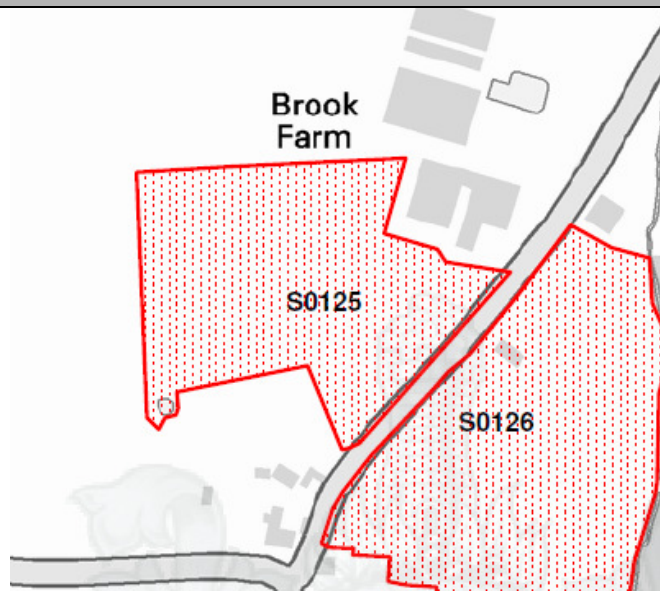
There are four further sites in the village that are being promoted for housing development at various locations along Main Street.

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

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could make a contribution towards improving open space and leisure provision within the site.	- Ensure new development conforms with policy INF9 of the part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development will make no contribution towards the provision of, or expansion of existing facilities within 3 km of the site. The nearest GP is located in Willington 3.9km from the site.	
	Will it promote healthy lifestyles?		- There is no village centre within Milton. The site is in excess of 1200m of key services, including a primary school and sports pitch.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure development reflects policy BNE1 and INF2
	Will it reduce the number of people involved in accidents?		- Development will have uncertain effects in respect of highways safety.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school is John Port Academy, which is nearing capacity, but could expand to accommodate growth, although the scale of the site is unlikely to have a significant impact on the school. - The nearest primary school is Repton Primary School, which is nearing capacity, although it would be unlikely to be significantly affected by development of the scale proposed.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- New housing would provide opportunity to deliver new affordable housing in this area most likely at around 30% on sites of over 15 dwellings subject to wider viability issues, although the site SHLAA prepared by the Authority indicates that the site could be viable for housing development. However, further assessment of the impact of the gradient constraint on viability would be required - There is an identified need for affordable housing in this area	- Ensure policies support the delivery of appropriate mix and tenure of new homes consistent with policy H19 and H20.
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- Development will be in excess of 800m of an existing or proposed bus route and more than 1200m from an established village centre. - There is no metalled footpath adjacent to the site.	- Ensure Development reflects policy INF2 Sustainable Transport
	Will it help deliver new, or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development will have no, or very limited effects on local services and is not likely to deliver improvements to existing local services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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. - Super Fast broadband expected 2017.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

Version 1a

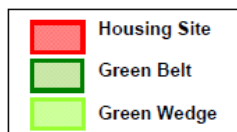
## Site 30: S0151. Land at Scropton Sidings, off Mill Lane, Scropton

### Description:

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

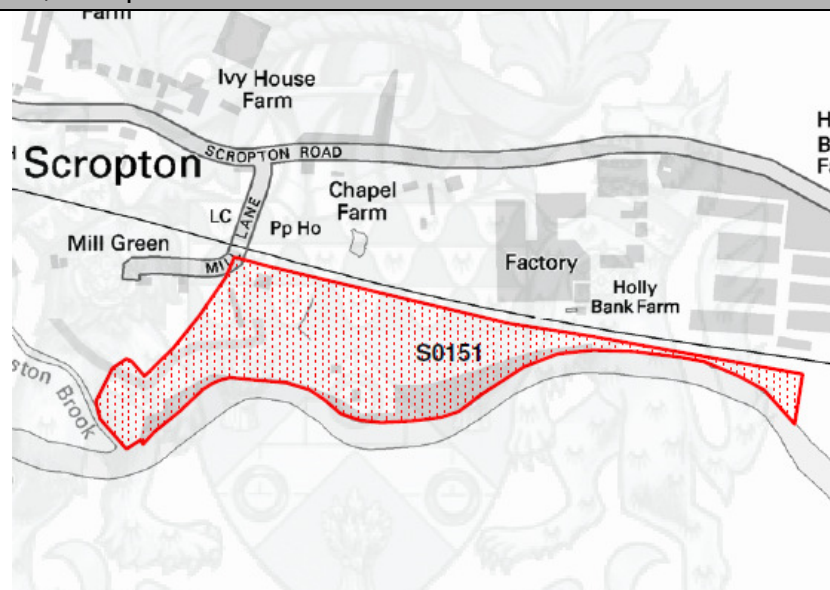
The site is previously developed land and contains two dwellings. The site extends some 4.14ha and is currently in single ownership. There is a high developer interest.

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- The closest site of local importance for nature conservation (County Wildlife Site) is located within 2km of the site SD203 Pennywaste Wood.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	No	- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological site within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Site could contribute towards the delivery of affordable housing to meet local needs.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	No	- No data has been submitted by the site promoters in respect of the likely mix of proposed housing 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 unit homes.	
	Will it meet the needs of travelling show people?	No	- Site would be unlikely to include provision for travelling communities.	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could yield on site open and recreation space provision.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution towards the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Tutbury 3.05km from the site.	
	Will it promote healthy lifestyles?		- Site is in excess of key services 1200m of a primary school, sports pitch and village centre.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		- Impacts would be uncertain and would be largely determined by detailed design and layout of development - There are no identified impacts from site development in respect of this issue.	- Ensure that development reflects requirements of Policy INF6 of the Plan.
	Will it reduce the number of people involved in accidents?		- It is not known what impact development would have on accident numbers.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The normal area Primary School is Heath Fields within Hatton, which is nearing capacity with 237 pupils attending the school with a capital of 240 pupils. - The normal area Secondary School is John Port within Etwell which is nearing 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people.	
To promote social 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 more than 1200m of an hourly bus service to Derby and Burton - There are few facilities within the village; village hall and public house. - There is no metalled footpath 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 could make some contribution toward the provision of education. Development of this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what 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 in excess of 1200m of an hourly bus service to Derby and Burton - There is no metalled footpath 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 coverage is due in 2015.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective	
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?		- Whilst the site is brownfield, the majority of the site is currently vacant land and is not previously developed. Therefore, the 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?		- The site is brownfield, however, there is very limited potential to reuse waste materials on site during the construction phase (from the existing dwellings). - New development would lead to a general increase in waste generation during construction and operation phases of development.	- Ensure development conform to emerging Policy BNE1 of the Part 1 Local Plan.
	Will it increase waste recovery and recycling?		- 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 very limited potential to reuse demolition waste onsite (from the existing dwellings), although the use of materials used overall could be reduced through the adoption of site waste management plans. - Add data on minerals safeguarding issues on receipt	
	Will it help ensure water resources are used efficiently?		- 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		- Site is brownfield and is currently vacant open space. Therefore, the site is not currently used for agricultural purposes. - Land is partially classified as best and most versatile with around 50% of the site being Grade 2 and 50% being Grade 3B	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- The site contains area flood zone 3a and 2. - There is no indication of surface water flooding on the majority of the site. There are areas of less, intermediate and more susceptible surface water flooding within the site.	- Inclusion of SUDS policy in the Plan in accordance with policy SD2/SD3 of the Part 1 Plan.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or masterplan for the site, an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- The site is relatively well located in respect of day to day retail needs and primary school provision, although the site is in excess of 4km away from the nearest large scale employment areas. The 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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 a conservation area or any listed buildings. - No HERS sites are located within the site	- 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 brownfield land and is currently vacant open space.	- 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	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is well contained by existing physical and landscape elements, such as the River Dove to the south of the site and the railway line to the north. There are examples of hedgerows and field trees to the east and west of the site. - This land parcel could contribute towards green infrastructure provision. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

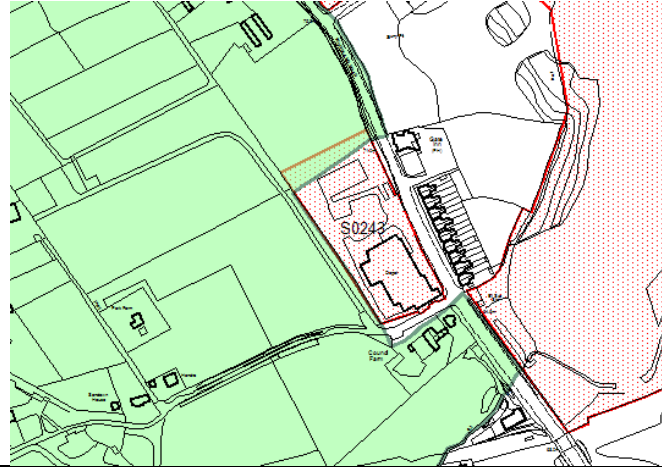
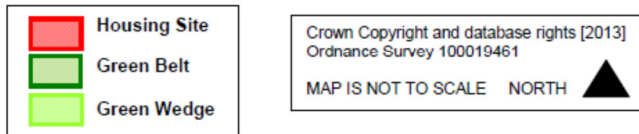
## Site S0243. Land at Wrekin, Woodland Road, Stanton

### Description:

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

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

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	Yes	- Site is within 300m County Wildlife Site SD304 – “Cadley Hill Railway Area”.	
	Could development affect protected species or BAP priority species?	Yes	- There are understood to be Great Crested Newts at County Wildlife Site SD304 (see above) <b>Based on incomplete data will need updating.</b>	
	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 would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20.
	Will it increase the range and affordability of housing for all social groups?	Yes	- 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?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- 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 secondary school within South Derbyshire is William Allitt, which currently offers no spare capacity. - The site falls within the Stanton Primary School catchment area some 1 km from the site, but it offers no spare capacity at present. Newhall Community Junior School, less than 2.5 km from the site, does offer spare capacity.	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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.	- 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 available.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- Inclusion of general rural diversification policy in the Part 2 Local Plan
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
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. - <b>Review minerals safeguarding information on receipt.</b>	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, to ensure that the use is below what is required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		It is unclear whether development will have no significant impact on local water quality. - Nitrate Vulnerable Zone = Yes - Ground Water Protection Zone = No	- Ensure development fully conforms with policies SD1, SD2 and SD3 of the emerging part 1 local plan.
	Will it reduce light pollution?		- Development is unlikely to have an impact on light pollution as it has an established industrial use	
	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 comparable to, or lower than, the established industrial use.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		- Site is previously developed land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		- Site lies within Flood Zone 1. - There is no indication of surface water flooding 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.	- 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?		- 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.	
To 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 within 400m of an hourly or better bus service - 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.	- 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?		- It is not known whether development could support on site renewable or low carbon energy generation.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	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 a conservation area or any listed buildings. - No HERS sites are located within the site	- Ensure policy reflects BNE2, INF6 and INF7 of the Part 1 Local Plan.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Site lies within the National Forest, an important cultural asset.	- 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 previously developed 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	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		- The site is contained by existing landscape elements, such as, hedgerows and trees, except for the A444 frontage. - Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape. - Uncertain effect identified due to the lack of information held regarding potential site design and layout.	

Version 1a

## Site 39: S0246: Land off Stanton Road, Stanton

### Description:

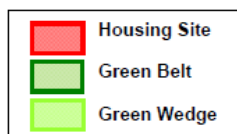
This is a large site that lies in the green belt between Stanton (Swadlincote) and Stapenhill (Burton on Trent).

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

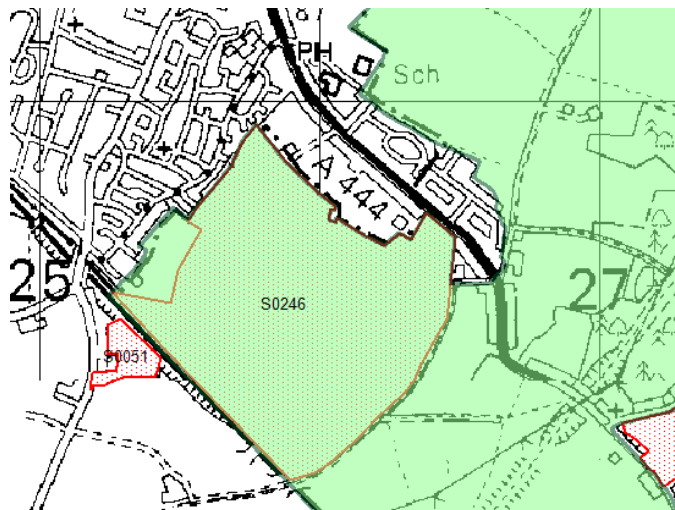
The site extends some 88ha and is in multiple ownership. There is a high level of developer interest in the site.

The site is located within the Green Belt.

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no 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. <b>Based on incomplete data will need updating.</b>	
	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 secondary schools are William Allitt (Swadlincote – can not accommodate further growth) (>3km), and Paulet High School (800m) (capacity unknown although unlikely could accommodate growth given known education capacity issues in Burton) - It is likely that a proposal of this scale could deliver a new primary school	- 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 would have no effect against this objective	
To promote social 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 - Broadband to be delivered commercially by 2016 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.	- 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?		- The proposed development will have no effect in respect of this objective	
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 - Review minerals safeguarding information on receipt.	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

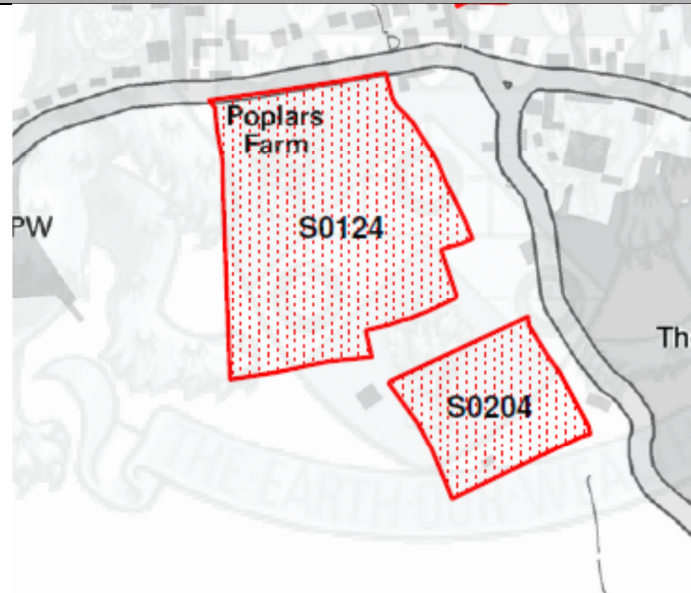
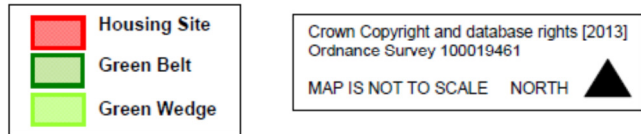
## Site 103: S0204. Site at Rivington Bank behind Hills Lane, Stanton by Bridge

### 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 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 1.02ha and is currently in single ownership. There is no developer interest.

### Key



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could incorporate some open or recreation space on site.	- Ensure new development conforms with policy INF9 of the Part 1 Local Plan
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development would make no contribution toward the provision or expansion of healthcare facilities within 3km of the site. The nearest GP is located within Melbourne 4.4km from the site.	
	Will it promote healthy lifestyles?		- Development will be in excess of 1200m of key services, including a primary school 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 at capacity and cannot extend to accommodate growth. - The nearest primary school is Melbourne Junior School, which currently offers no spare capacity,	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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. - 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?		- The proposed development will have no effect in respect of this objective	
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. - <b>Review minerals safeguarding information on receipt.</b>	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

Version 1a

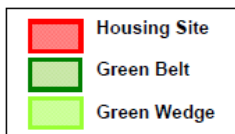
## Site 103: S0124. Site at South side of Church Close, Stanton by Bridge

### Description:

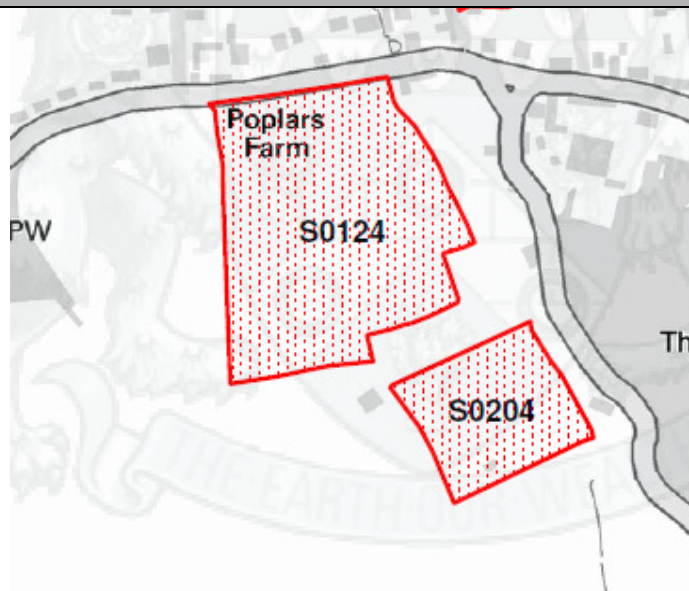
The village of Stanton by Bridge lies towards the north east of the District, and is located approximately 10km south of Derby. It is a small village with few services.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- Site is within 300m of County Wildlife Site SD131 (Stanton By Bridge Pools) and within 400m of SD126 Swarkestone Gravel Pits.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data will need updating.</b>	
	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 at capacity and cannot extend to accommodate growth. - The nearest primary school is Melbourne Junior School, which currently offers no spare capacity,	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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. - 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 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?		- The proposed development will have no effect in respect of this objective	
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 use of materials used overall could be reduced through the adoption of site waste management plans. - <b>Review minerals safeguarding information on receipt.</b>	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 Ingelby 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>	

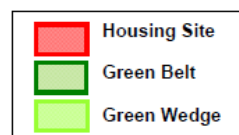
## Site 102: S0123. Site at North side of Church Close, Stanton by Bridge

### 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.

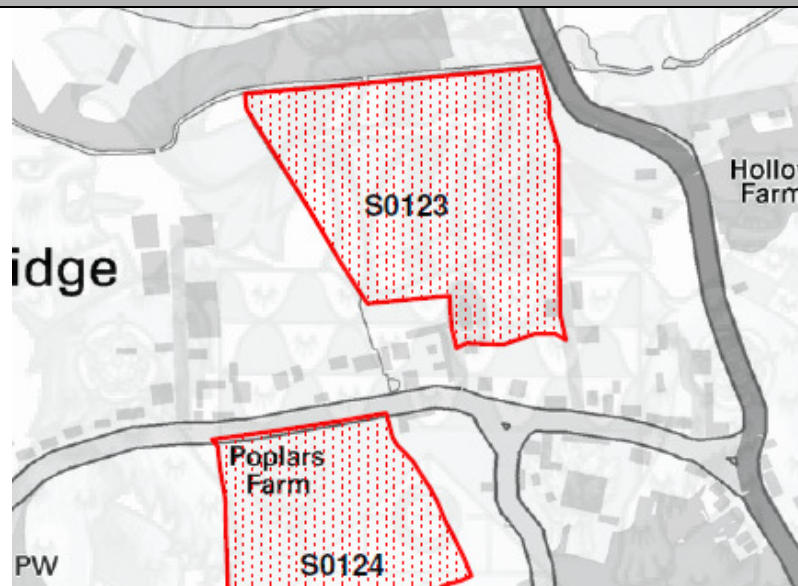
This site comprises agricultural land containing some farm buildings and is therefore considered to represent greenfield land. There is a steep gradient across the site from south to north and the northern part of the site lies within Flood Zones 3a and 3b. Part of the site lies within the Stanton by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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?	No	- The site is 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. <b>Based on incomplete data will need updating.</b>	
	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 at capacity and cannot extend to accommodate growth. - The nearest primary school is Melbourne Junior School, which currently offers no spare capacity,	- 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 would have no effect against this objective. - Development is unlikely to create long term jobs which will have any notable impact in improving the skills of local people	
To promote social 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. - 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 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?		- The proposed development will have no effect in respect of this objective	
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. - <b>Review minerals safeguarding information on receipt.</b>	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 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. (if site area changes could need amending)</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>	

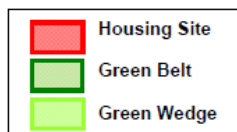
## Site xx: S21, Willowpit Lane, Derby

### Description:

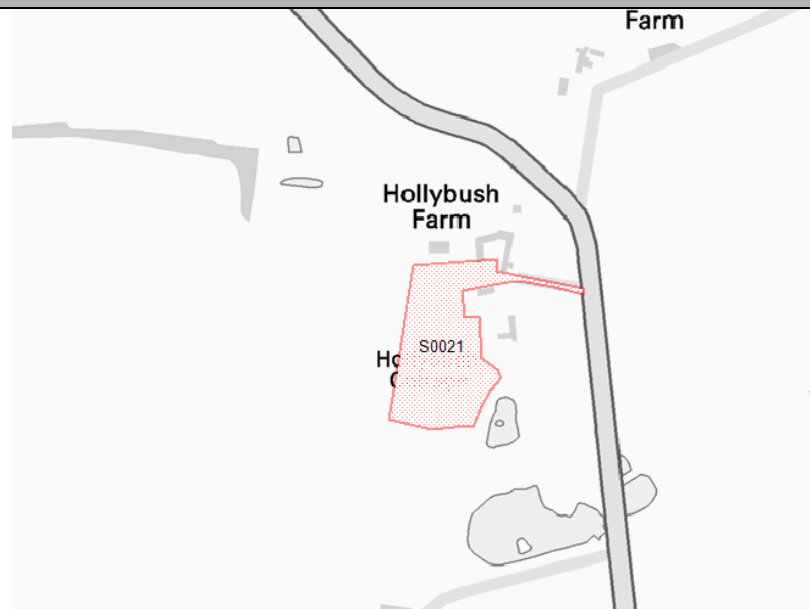
The site is located 2.6km from Etwall, 2.9 from Hilton and 3.3km from Sutton on the Hill.

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



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally/ nationally important wildlife sites?		- The site is located within 1km of a Site of Special Scientific Interest.	- Retention of existing habitats and protection of habitats and species including hedgerows and trees wherever possible in accordance with BNE3.
	Will it conserve and enhance locally important non-statutory wildlife sites?		- The closest site of local importance for nature conservation (County Wildlife Site) is within 600m at SD065 Willowpit Pond.	
	Could development affect protected species or BAP priority species?		- No records held indicating protected or BAP species within 100m of the site. <b>Based on incomplete data, will need updating.</b>	
	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 depending on number of homes to be accommodated on the site	- Ensure policies support the delivery of appropriate mix and tenure of new homes in accordance with H19 and H20
	Will it increase the range and affordability of housing for all social groups?		- 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 770 pupil capacity. - The secondary school normal area is John Part, Etwell which is nearing 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 could make some contribution towards education and health. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is 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. - The provision of broadband in this location is currently under review.	

To achieve stable 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?		- The proposed development will have no effect in respect of this objective.	
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. - Review minerals safeguarding information on receipt.	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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

# RURAL AREAS

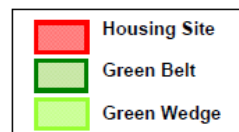
## Site xx: S244. Land at Acresford Road, Acresford

### Description:

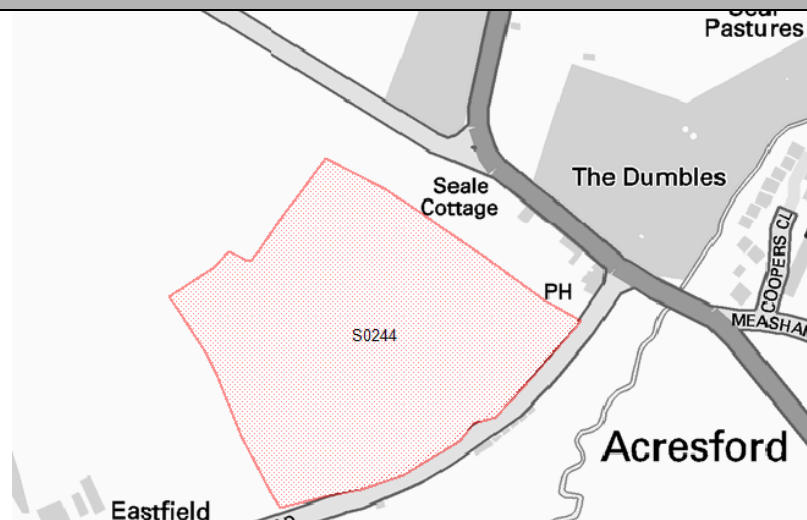
Acresford is located within the South the District. The site is close proximity to the boundary of North West Leicestershire District Council.

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would make no contribution towards improving open 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 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>- Impacts would be uncertain and would be largely determined by detailed design and layout of development</li> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that development reflects policy BNE1 and INF2</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- It is not known what impact development would have on accident numbers..</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- According to the Department of Education, Netherseal St Peters C of E Primary School has space capacity with 64 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 1081 pupils attending the school with a capacity of 1376 and Granville Sports College had capacity with 564 pupils attending the school with a capacity of 830. William Allitt is currently exceeding capacity with 994 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 would have no effect against this objective.</li> <li>- Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.</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>- Super Fast broadband expected 2015.</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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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>	

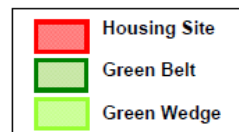
## Site xx: S0004 Heage Lane, Etwall

### Description:

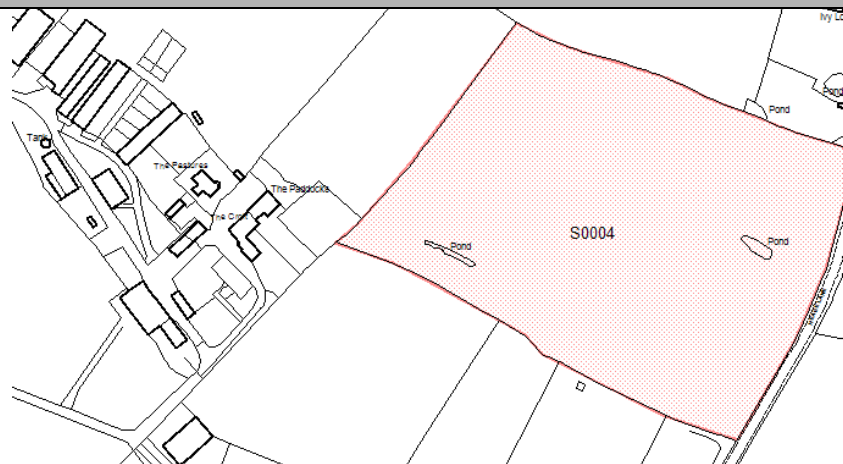
The site is located towards the north east of the District. The site is 19.9km from Swadlincote and 11.3km from Derby. The closest village to the site is Etwall, 2.1km from the site.

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. <b>Based on incomplete data will need updating.</b>	
	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?		- John Port School is nearing 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 would have no effect against this objective. - Development of this specific site is unlikely to create long term jobs and in turn improve the skills of local people.	
To promote social 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 could make some contribution toward education provision. Development on this scale is unlikely to deliver improved public transport provision but could help sustain existing services. - No information regarding site services or facilities has been provided in respect of this site by promoters.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- It is not known what impact development would have on 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 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?		- The proposed development will have no effect in respect of this objective.	
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. - Add data on minerals safeguarding issues on receipt	
	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 protect and enhance the cultural, architectural and archeological heritage of the district.	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 the 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>	

## Assessment Criteria

### 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

Criteria	Scoring criteria	
Will it conserve and enhance internationally nationally important wildlife sites?	Development site is more than 1km from nearest statutory Wildlife Site or National Nature Reserve and not within the catchment of the River Mease SAC catchment	Green
	Development site within 1km of statutory site, National Nature Reserve or within the River Mease Catchment.	Yellow
	Development site is immediately adjacent to or contains a statutorily protected wildlife site or would be served by waste water treatment works in the Mease Catchment	Red
Criteria	Scoring criteria	
Will it conserve and enhance locally important (non-statutory wildlife sites)?	Development site is more than 300m from nearest non statutory wildlife site or Local Nature Reserve	Green
	Development site is located within 300m of a County Wildlife Site or Local Nature Reserve	Yellow
	Development site is immediately adjacent to, contains a local wildlife site or Local Nature Reserve	Red
Criteria	Scoring criteria	
Could development affect protected species or BAP priority species?	Development site is more than 100m from nearest historic protected species recordings or BAP species recordings	Green
	Development site is located within 100m of nearest protected species recordings or BAP species recordings	Yellow
	Historic evidence of protected species or BAP priority species within the site	Red
Criteria	Scoring criteria	
Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)? <sup>ii</sup>	Yes document evidence	Green
	Unknown – explain uncertainty	Yellow
	No document evidence	Red
Criteria	Scoring criteria	
Will it protect sites of geological importance?	Development site would not affect any designated Regionally Important Geological Sites	Green
	Development site could lead to the partial loss of a Regionally Important Geological Sites but would not affect the overall integrity of the site	Yellow
	Development site could lead to the loss of a Regionally Important Geological Sites or would affect the integrity of the site	Red

### To provide decent and affordable homes that meet local needs

Criteria	Scoring criteria	
Will it reduce the number of households waiting for accommodation?*	Development would make a significant contribution towards delivering affordable housing to meet local and district wide needs.	Green
	Development will make an uncertain contribution towards delivering affordable housing to meet local and district wide needs.	Yellow
	Development would make no contribution towards delivering affordable housing to meet local and district wide needs.	Red
Criteria	Scoring criteria	
Will it increase the range and affordability of housing for all social groups?	Development will deliver a mix of housing types and tenures to meet locally identified needs	Green
	Development has potential to deliver a mix of housing types and tenures to meet locally identified needs	Yellow
	Development is unlikely to deliver a mix of housing types and tenures to meet local needs (state reason for poor performance where viable – viability, developer preference etc.)	Red
Criteria	Scoring criteria	
Will it improve the suitability of new homes for older and/disabled groups?*	Development will make a significant contribution towards meeting the needs of older or disabled groups (for example by including homes specifically to address the needs of these groups)	Green
	Development would make an uncertain contribution towards meeting the needs of older or disabled groups (No information held)	Yellow
	Development would make no contribution towards meeting the needs of older or disabled groups beyond minimum requirements in building regulations	Red

Criteria	Scoring criteria	
Will it provide sufficient housing to meet existing and future need? <sup>iii</sup>	Development would make a significant contribution towards meeting housing need within the plan period	Green
	Development would make an uncertain contribution towards housing delivery within the plan period	Yellow
	Development would make no contribution towards meeting housing need, or hinder housing delivery within the plan period.	Red

Criteria	Scoring criteria	
Will it reduce the number of unfit or empty homes?*	Development would make a significant contribution towards reducing the number of unfit or empty properties	Green
	Development would have an uncertain contribution towards reducing the number of unfit or empty properties	Yellow
	Development would make no contribution of towards reducing the number of unfit or empty properties, or could increase the number of unfit or empty homes.	Red

Criteria	Scoring criteria	
Will it meet the needs of gypsies or travelling show people?	Development will deliver additional pitches or sites which could help meet the needs of gypsies or travelling show people.	Green
	Development will make an uncertain contribution towards delivering additional pitches or sites for gypsies or travelling show people.	Yellow
	Development would make no contribution of towards delivering additional pitches or sites, or lead to the loss of sites for gypsies or travelling show people.	Red

### To improve the health and wellbeing of the population

Criteria	Scoring criteria	
To improve the health and wellbeing of the population?	Development would improve access to or deliver new formal and informal open space and/or local sports provision (note any circumstances where quantitative losses could occur but are offset by qualitative improvements)	Green
	Development has potential to deliver improvements to open space and/or local sports provision within 1200m of the site (note any potential for quantitative losses as a result of development)	Yellow
	Development will make no contribution to sports or open space provision within 1200m of the site. (note any circumstances where losses could occur)	Red

Criteria	Scoring criteria	
Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	Development will contribute to the delivery of new healthcare facilities within 1.2km of the site, or will support the expansion of facilities within 1.2km of the site (Note distance)	Green
	Development will contribute to the delivery of new healthcare facilities within 3km of the development site, or will support the expansion of facilities within 3km of the site (Note distance)	Yellow
	Development will make no contribution towards the provision of, or expansion of existing facilities within 3km of the site. (note distance)	Red

Criteria	Scoring criteria	
Will it promote healthy lifestyles? <sup>iv</sup>	Development will be within walking distance (800m) of key services including town/village/local centre, school* and sports pitch.	Green
	Development will be within 1200m of key services including town/village/local centre, school* and sports pitch.	Yellow
	Development will be in excess of 1200m of key services including town/village/local centre, school* and sports pitch.	Red

### To improve community safety and reduce crime and fear of crime

Criteria	Scoring criteria	
Will it reduce crime or fear of crime?	Will development of the site deliver tangible benefits in respect of reducing crime and fear of crime (explain why this effect is assigned)	Green
	The development of the site would have an uncertain impact in respect of crime and fear of crime (and would be largely determined by the detailed design and layout of development schemes)	Yellow
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing crime and fear of crime (explain why this effect assigned)	Red

Criteria	Scoring criteria	
Will it reduce the number of people involved in accidents	The development of the site will deliver tangible benefits in respect of reducing accidents or improving safety within or around the site (explain why this effect is assigned)	Green
	The development of the site would have an uncertain impact in respect of reducing accidents or improving safety within or around the site (and would be largely determined by the detailed design and layout of development schemes)	Yellow
	The development of the site is likely to have no impact (or could deliver negative effects) in respect of reducing accidents or improving safety within or around the site (explain why this effect assigned)	Red

## To improve educational achievement and improve the district's skills base

Criteria	Scoring criteria	
Will it improve educational achievement amongst young people?*	Development contribute to the delivery of new primary and secondary education provision in a timely fashion to meet the likely needs of new development as it arises	Green
	Development will deliver new primary or secondary education facilities, but could lead to existing facilities operating beyond their capacity in the early phases of growth.	Yellow
	Development will not, or cannot adequately address development needs in respect of primary and secondary education provision.	Red

Criteria	Scoring criteria	
Will it reduce the number of working age residents who have no or lower level qualifications?	Development could make a notable contribution towards reducing the number of people with no or lower level qualifications (Explain why this effect is assigned)	Green
	Development would have an uncertain effect (Explain why this effect is assigned)	Yellow
	Development would have no or negative effects against this objective. (Explain why this effect is assigned)	Red

## To promote social inclusion and reduce inequalities associated with deprivation across the district.

Criteria	Scoring criteria	
Will it narrow the inequality gap between the richest and poorest in the district?†	Development will make a significant contributions to reducing inequalities for example by increasing affordable housing locally or by delivering economic growth or new health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned).	Green
	Development would have an uncertain effect (Explain why this effect is assigned)	Yellow
	Development will have no effect or will lead to increasing inequalities, for example by leading to the loss of affordable housing locally or existing businesses, or the loss or closure of health or social infrastructure in areas identified as having high levels of deprivation). (Explain why this effect is assigned)	Red

## To improve local accessibility to healthcare, education and employment, food shopping facilities and recreation resources (including open space and sports facilities) and promote and sustainable travel or non travel choices.

Criteria	Scoring criteria	
Will it make access easier for those households who do not have a car?††	Development will be located within 400m of an hourly or better bus route, or within 800m by a metalled footpath of an established or proposed local/village/town centre. (Note all)	Green
	Development will be located within 800m of an hourly or better bus route or within 1.2km of an established or proposed local/village/town centre (by a metalled footpath). (Note all)	Yellow
	Development will be in excess of 800m from an hourly or better bus service, or more than 1.2km from an established local/village or town centre (by metalled footpath). (Note all)	Red

Criteria	Scoring criteria	
Will it help deliver new or protect existing local services and facilities and promote the provision of new public transport provision?	Development will deliver new local shops or community facilities accessible to new and future residents and/or will deliver improvements to public transport infrastructure (note any facilities/services)	Green
	Development will help sustain existing local shops, community facilities or could support existing or improved public transport provision locally. (note potential service/facilities and why uncertainty exists).	Yellow
	Development will have no or very limited effects on existing services and is not likely to deliver improvements to existing local services.	Red

## To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel public transport and cycling)

Criteria	Scoring criteria	
Will it help minimise the impact of traffic congestion on the strategic and local road network?	Development provides opportunity to minimise congestion on the existing strategic and/or local proposed road network.	Green
	Development would have an uncertain effect in respect of congestion on the strategic and/or local road network	Yellow
	Development could lead to a worsening of existing congestion level on the strategic and/or local road network	Red

Criteria	Scoring criteria	
Will it increase the proportion of journeys using modes other than cars?†††	The site is located within 400m of an existing or proposed bus route with hourly or better service, and provides opportunity to connect to existing off road cycle routes.	Green
	The site is located within 800m of an existing or proposed bus route with hourly or better service, and/or provides opportunity to connect to existing off road cycle routes	Yellow
	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.	Red

Criteria	Scoring criteria	
Will it make best use of other infrastructure	Development can be delivered without the need for further strategic infrastructure delivery in respect of water supply, drainage or electricity supply.	Green
	Development would have uncertain effects on existing infrastructure and could require some strategic infrastructure (depending on phasing or other development locally).	Yellow
	Development will need to be supported by strategic infrastructure (Note all)	Red

In all case note expected superfast broadband rollout date based on Digital Derbyshire website: <http://www.digitalderbyshire.org.uk/>

### To achieve stable and sustainable levels of economic growth and maintain competitiveness

Criteria	Scoring criteria	
Will it encourage the creation of new businesses to grow?	Development will support the delivery of new or improved business space or other economic development, both during construction and site operation.	Green
	Development will support construction industry during site build out ,but will have limited or benefits following construction	Yellow
	Development would lead to the loss of existing businesses space or employment land.	Red

Criteria	Scoring criteria	
Will it reduce unemployment rates and disparities across the district?	Development will support the permanent creation of new businesses (and jobs) in areas well related to existing pockets of unemployment.	Green
	Development may help support the creation of new businesses and jobs including on a temporary basis in areas well related to existing pockets of unemployment	Yellow
	Development is unlikely to lead to the temporary or permanent creation of new jobs	Red

Criteria	Scoring criteria	
Will it improve average incomes in the District?	Development is likely to create jobs and support the delivery of new businesses operating in higher value sectors	Green
	It is uncertain whether development will make any notable contribution in improving average incomes.	Yellow
	Development is unlikely t to have any effects on average incomes or could negatively affect the delivery of new jobs or employment space in higher value sectors.	Red

### To diversify and strengthen local urban and rural economies

Criteria	Scoring criteria	
Will it encourage economic diversification?	Development will make a significant and permanent contribution towards diversifying the South Derbyshire Economy <sup>1</sup>	Green
	Development will make a significant, but temporary contribution towards diversifying the South Derbyshire Economy <sup>1</sup>	Yellow
	Development will have no effect, or a negative effect in respect of encouraging economic diversification.	Red

Criteria	Scoring criteria	
Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites	Development will contribute to the delivery of new employment land and will contribute to identified employment land needs within the plan period	Green
	Development will have an uncertain impact in respect of meeting employment needs within the plan period	Yellow
	Development will have no effect or potentially negative effect in respect of delivering adequate employment land within the plan period	Red

Criteria	Scoring criteria	
Development will help support and encourage the growth of the rural economy <sup>viii</sup>	Development will deliver new employment land provision or support businesses with the districts key service villages	Green
	Development could help increase local residents within key villages which will indirectly support existing rural businesses.	Yellow
	Development will have no or very limited effects on the districts rural economy	Red

<sup>1</sup> NOMIS indicates that key sectors in the South Derbyshire economy are manufacturing (7,700 jobs), public admin, education and health (6000 jobs) and distribution hotels and restaurants (5,600). Diversification of the economy in the context of this objective is identified as supporting jobs in construction (2,000 jobs), transport and communications (1,700), Finance, IT and other business services (3,700), and Tourism (2,400 jobs)

### To enhance the vitality and viability of existing town and village centres

Criteria	Scoring criteria	
Will it improve existing shopping facilities?	Development will incorporate the delivery of further shops and retail services	Green
	It is uncertain whether development will deliver further shops or retail facilities	Yellow
	Development will not deliver further shopping facilities as part of any development scheme	Red

### To improve the quality of new development and the existing built environment

Criteria	Scoring criteria	
Will it improve the quality of new development?	Development will make a positive contribution towards improving the quality of the built environment in South Derbyshire (note how)	Green
	Development will have an uncertain effect on the quality of built development within the district (explain why uncertainty exists)	Yellow
	Development would make no, or have a negative impact on the quality of the built environment in South Derbyshire.	Red

Criteria	Scoring criteria	
Will it provide potential to use locally available natural resources and materials?	Development could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Green
	It is unclear whether site could support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Yellow
	There is little or no potential for development to support the use of locally available materials including aggregate, stone, wood or manufactured materials such as bricks and tiles	Red

### To minimise waste and increase the reuse and recycling of waste materials

Criteria	Scoring criteria	
Will it lead to the reduced consumption of materials?	Development will deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site	Green
	Development has potential to deliver reduced consumption of primary materials during construction by allowing the reuse of demolition waste on site.	Yellow
	Development has little or no potential to reduce consumption of materials onsite during site construction	Red

Criteria	Scoring criteria	
Will it increase waste recovery and recycling	Development will contribute towards the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme.	Green
	Development could potentially contribute to the delivery of new waste recovery or recycling facilities on site but this is uncertain	Yellow
	Development unlikely to support the delivery of new waste recovery or recycling facilities such as 'bring sites' within the development scheme.	Red

Criteria	Scoring criteria	
Will it reduce the proportion of waste sent to landfill?	Development includes proposals to minimise waste going to landfill (for example through proposals to incorporate on site waste management such as composting, or through the provision of adequate storage to accommodate recycling bins and other non- black bin waste receptors. (List measures)	Green
	It is unclear whether development includes proposals which could minimise waste going to landfill (for example by providing space to store multiple bins for each dwelling or incorporate onsite management of waste materials)	Yellow
	Development does not include any proposals to reduce waste sent to landfill (other than through meeting minimum space standards set out in H6 the building regulations)	Red

### To promote the implementation of sustainable construction and sustainable use of natural resources.

Criteria	Scoring criteria	
Will it promote the implementation of sustainable construction techniques?	Development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	Green
	It is currently uncertain whether development will contribute to the delivery of sustainable construction techniques beyond minimum standards relevant to property type or use set out in building regulations and Schedule 3 of the Flood and Water Management Act	Yellow
	Development will meet the minimum standards applicable to specific property types or uses as set out in the building regulations and/or nationally described standards set (announced through the housing standards review).	Red

Criteria	Scoring criteria	
Will it help reduce the need for primary won minerals such as sand gravel?	There is known potential to recycle and reuse secondary aggregates such as demolition waste on site	Green
	There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme	Yellow
	There is no potential to reuse demolition waste or other waste materials on site	Red

Criteria	Scoring criteria	
Will it help ensure water resources are used efficiently?	Development will incorporate water efficiency measures to suppress water usage to 110l/p/d or less for domestic dwellings	Green
	It is uncertain whether developments will include water efficiency measures to deliver the water efficiency beyond that set out in part G of the building regulations.	Yellow
	Development will meet minimum standards in respect of water efficiency as set out in part G of the building regulations (125l/p/d) for domestic dwellings.	Red

### To reduce water, light, air and noise pollution

Criteria	Scoring criteria	
Will it reduce water pollution?	Development will contribute to water quality improvements within and close to the site (for example through the removal of culverts and naturalisation of watercourses, the inclusion of suds which discharge to ground or which polish surface water prior to discharge to local water courses)	Green
	Development has potential to contribute towards water quality improvements (see measures above) although it is unclear whether any benefits will be delivered due to the lack of detail about the design of the scheme.	Yellow
	Development will have no or a negative effect on local water quality (for example by overloading local sewer networks which are prone to overflow during extreme weather events or by increasing diffuse pollution in catchment failing to meet WFD or other identified targets (ie. River Mease)).	Red

Criteria	Scoring criteria	
Will it reduce light pollution	Development will have no discernible impact in respect of light pollution.	Green
	Development could have some impact in respect of light pollution, but levels associated with development would be consistent with neighbouring land uses.	Yellow
	Development could have a notable or significant impact in respect of light pollution due to the lack of existing light pollution locally or the duration, nature of use (i.e. 24 hour operation of a commercial site).	Red

Criteria	Scoring criteria	
Will it improve air quality?	Development will have a positive impact on air quality (for example by reducing traffic pressure on existing areas which are known to fail minimum air quality standards or other sites with known issues (for example AQMAs in Derby or Burton or Clock Island in Woodville. (note any uncertainty that exists)	Green
	Development is unlikely to have any notable effect on air quality or impacts are uncertain.	Yellow
	Development has the potential to have a negative effects on air quality locally	Red

Criteria	Scoring criteria	
Will it reduce noise pollution?	Development is likely contribute towards reducing noise pollution locally or could support a reduction in noise complaints (note how)	Green
	Development is unlikely to have any notable impact in respect of noise pollution locally and is unlikely to affect the level of noise complaints.	Yellow
	Development would lead to a general increase in noise pollution locally or would be likely to lead to an increase in the number of noise complaints	Red

### To minimise the irreversible loss of undeveloped greenfield land

Criteria	Scoring criteria	
Will it reduce the loss of agricultural land to new development? <sup>ix</sup>	Development site is brownfield, or poorly restored and would not lead to the loss of productive agricultural land	Green
	Development site is greenfield but is unlikely to comprise best and most versatile land (note ALC and indicative proportions)	Yellow
	Development site is greenfield and comprise best and most versatile land (note ALC and indicative proportions)	Red

### To reduce and manage flood risk and surface water runoff

Criteria	Scoring criteria	
Will it reduce the impacts of flood risk? <sup>x</sup>	Development will help reduce flood risk either on or off site (note how)	Green
	Site will have no discernible positive or negative impact in respect of flood risk (note how)	Yellow
	Site will have a negative effect on flood risk either on or off site (note how)	Red

Criteria	Scoring criteria	
Will it reduce the unmitigated release of surface water run off? <sup>xi</sup>	Site will include a sustainable drainage system that mimics natural drainage and seeks to attenuate and release water on site	Green
	Site includes an engineered drainage system that attenuates water on site and discharges it into watercourse or surface water drainage network at greenfield rates	Yellow
	Development discharges to the combined sewer network	Red

### To reduce and manage the impacts of climate change and the districts contribution towards the causes

Criteria	Scoring criteria	
Will it reduce the causes of climate change? <sup>xii</sup>	Site is located within 400m of access to an hourly or better bus or train service and within 800m of an existing or proposed village or local centre and within 2km of a major employment area (greater than 10ha).	Green
	Site is located within 800m of an hourly or better bus or train service and within 1.2km of an existing or proposed village or local centre and within 4km of a major employment area (greater than 10ha)	Yellow
	Site is located in excess of 800m of an hourly or better bus or train service and more than 1.2km of an existing or proposed village or local centre and more than 4km of a major employment area (greater than 10ha)	Red

Criteria	Scoring criteria	
Will it provide the opportunity for additional renewable energy generation in the district	Development will deliver renewable energy capacity or distributed energy network as part of the proposal	Green
	Development has the potential to deliver renewable energy capacity or distributed energy network as part of the proposal	Yellow
	Development is unlikely to make any contribution towards the delivery of additional renewable energy capacity on site or towards the delivery of a distributed heat network.	Red

### To protect and enhance the setting of historic, cultural, architectural and archaeological heritage of the district

Criteria	Scoring criteria	
Will it protect and enhance the setting of historic, cultural, architectural and archaeological features in the district?	Development will protect cultural heritage features and their setting or deliver improvements to existing cultural and heritage features (explain why)	Green
	It is unclear whether development could give rise to significant cultural or heritage impacts. (List any possible effects possible and why uncertainty arises)	Yellow
	Development is likely to negatively affect existing cultural or heritage assets including HERS sites and/or listed buildings/Conservation Areas (explain why)	Red

### To improve access to the cultural heritage of the District for enjoyment and educational purposes

Criteria	Scoring criteria	
Will it improve access to the public and understanding of the districts historic and cultural features?	Development could contribute to improved access and or improved interpretation of historic or cultural features. (Explain why)	Green
	Development will have an unknown or uncertain impact. (Explain why)	Yellow
	Development could erode local access to or negatively impact the interpretation of historic or cultural features. (Explain why)	Red

### To conserve and enhance the districts landscape and townscape character

Criteria	Scoring criteria	
Will it reduce the amount of derelict or degraded land within the district?	Site is wholly brownfield or degraded (including contaminated) land and/or listed on NLUD	Green
	Site is a mix of brownfield and greenfield land (list proportions)	Yellow
	Site is greenfield only.	Red

Criteria	Scoring criteria	
Does it respect and protect landscape character?	Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	Green
	Area is located in an area of secondary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	Yellow
	Area is located in an area of primary importance according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities and whether affected site 'score')	Red

Criteria	Scoring criteria	
Will it protect and create open spaces, landscape features, woodlands hedges and ponds?	Development will make a positive contribution towards the protection of existing landscape features and will contribute towards the delivery of new features (list how)	Green
	Development will have an unknown or uncertain impact.	Yellow
	Development will have a negative impact on existing landscape features which is unlikely to be fully offset by the delivery of new open space and planting.	Red

\*Denotes a criteria which is not assessed in appraisals of employment land

<sup>i</sup> Based on incomplete data will need updating.

<sup>ii</sup> Where a site is located in the National Forest and meets the criteria to require tree planting/habitat creation it is assumed that development would deliver this.

<sup>iii</sup> No Affordable housing provision is assumed on sites less than 15 dwellings and an uncertain effect on sites which the shlaa indicates could be around this threshold.

<sup>iv</sup> Scored according to the worst facility

<sup>v</sup> Benefits on non-strategic maps are likely to relate mostly to housing so those sites most likely to provide affordable housing will score more favourably

<sup>vi</sup> Score based on proximity to bus routes or town/district/local centre

<sup>vii</sup> This criterion requires both infrastructure types to be present. Without connectivity to a cycle path sites will not score greater than Amber.

<sup>viii</sup> It is assumed that non-strategic sites on the edge of urban areas (i.e. Derby and Swadlincote) will not ordinarily contribute towards rural diversification

<sup>ix</sup> There is a lack of data on grade 3 agricultural land for some sites. Where grade 3 land is undifferentiated a precautionary approach has been adopted in determining whether land is best and most versatile.

<sup>x</sup> It is assumed that most sites will not have any likely effect in respect of this issue (particularly in respect of surface water runoff) unless specific evidence exists to indicate an improvement/deterioration in the level of risk. Scores will need to be further reviewed through the SA to sequentially test sites in accordance with national planning guidance.

<sup>xi</sup> It is assumed that all development on greenfield rates will need to conform with Policy in the Local Plan Part 1 to retain runoff at greenfield levels

<sup>xii</sup> Scored according to the worst performing criteria.