

## Appendix 5: Housing Site Appraisals

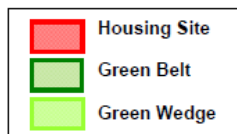
### DUA Site 1: Boulton Moor

#### Description:

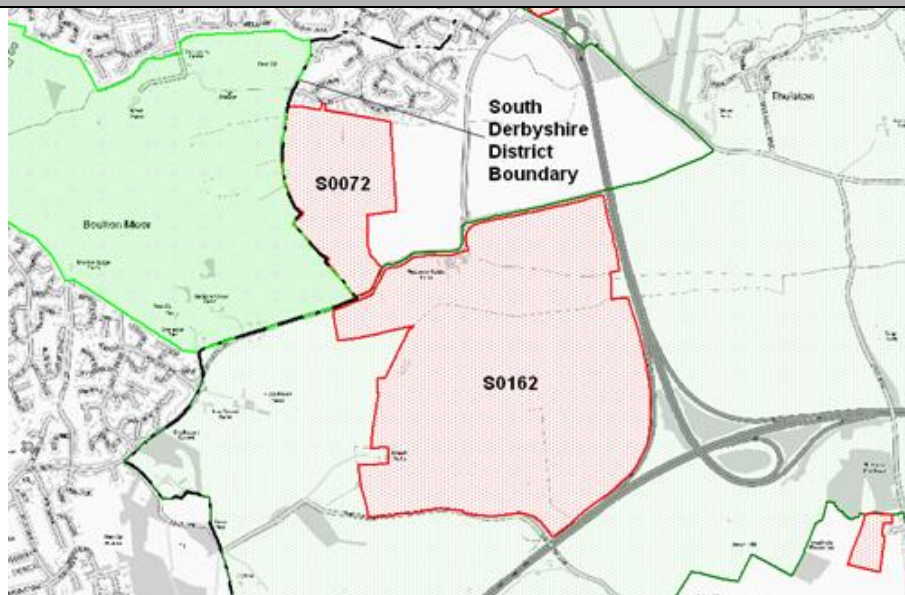
Sites lie on the south east edge of the built up area of Derby, to the east of Chellaston and south of Alvaston, extending south and west

This broad location consists of one site within the City and two sites in South Derbyshire. The City site lies on the north-eastern edge of Chellaston and is made up of land within the Boulton Moor Green Wedge. The SDDC site (S0072) is an extension of a site with planning permission (conjoined enquiry site) for 1,058 dwellings to the north of site S0162, and would deliver around 700 homes. There is also a small area of land to the north of the A6 (also within the greenbelt); all the sites are currently agricultural fields with hedgerow and tree field boundaries.

#### 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 S0072 is located around 1km from Boulton Moor Site of Scientific Interest but would affect the integrity of the site	- Ensure habitat creation on site to enhance biodiversity interest of sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no wildlife sites with any of the identified sites in South Derbyshire	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, GCN.	
	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.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites in this area	
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 homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision known on any identified sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- All sites are greenfield urban extensions and are unlikely to reduce unfit or empty homes through site development	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	-
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Meadowfields Practice Chellaston, or Alveston Medical Centre. Both practices currently have capacity to take on new patients, but would not be able to accommodate growth at all identified sites. - There may be potential to deliver new healthcare facilities on site, given the potential growth which could come forward in this broad location (including that already committed).	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities including sports pitch provision associated with the existing Boulton Moor Consent - Could connect to an existing PROW network including to networks around the Elvaston Castle Historic Park and Garden to the east of the A6.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour across the site	-
	Will it reduce the number of people involved in accidents	--	- Insufficient data	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	?	- The sites cut across the secondary school catchment areas of Noel Baker and Chellaston School. Chellaston School is already over capacity and has no potential to extend, whilst Noel Baker has limited capacity. However, there would still be a significant supply shortfall if all sites were developed. - A new primary school will be delivered as part of the Boulton Moor Conjoined Inquiry site.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to market and affordable housing for Derby and South Derbyshire residents in an area which is relatively affordable.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located within reasonable proximity to the existing urban area, but not within easy access of a range of facilities. - A park and ride scheme is proposed to the north of the existing Boulton Moor proposal site, and proposed development could help fund the delivery of this site this. Once built a Park and Ride site would improve access to facilities in Derby City Centre. - There are employment opportunities accessible from this general location. - Existing pedestrian, cycle and public transport infrastructure are located in this area, and the previous Boulton Moor Scheme makes provision for walking and cycling routes to allow permeability through the site.	- Requirements for 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?	Yes	- There are some local facilities (including shops and a primary school, sports provision) to be provided in the permitted Boulton Moor and it is expected that these will be enhance to take account the extension to the consented site. - A park and ride scheme is proposed to the north of the existing Boulton Moor proposal site, and this could further improve access to facilities in Derby City 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?	Possibly	- Development of all the sites may impact on the A52 to Nottingham, and smaller local roads that access the A52 (e.g. Borrowwash Road and Victoria Road). - Local road junctions could be negatively affected by large scale growth and may require capacity enhancements	- Requirements for Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- Existing pedestrian, cycle and public transport infrastructure are located in this area, and the previous Boulton Moor Scheme has walking and cycling routes to allow permeability through the site. - The conjoined enquiry site (Boulton Moor Phase 1) will be served by a bus service it may be possible to extend into the other sites. - A park and ride scheme is proposed to the north of the existing Boulton Moor proposal site, and this could further improve access to facilities in Derby City Centre.	
	Will it make the best use of other infrastructure?	Yes	- The provision of the proposed Park and Ride site will be supported by large scale growth in this area. Demand management could help to increase capacity on local road networks	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Global Technology Cluster and Derby Commercial Park in Derby City	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- There is no District Centre in Boulton, the closest is in Allenton. - Large-scale development in this area could support the delivery Local Centre on the consented Boulton Moor site.	- Ensure good connectivity and permeability across any development sites in this area
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins etc.	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins and provision of space for a bring site in any local centre could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A50 or A6.
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development could exacerbate air quality issues in Air quality management areas (AQMA) on the A52 and A6	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development close to the A50 and A6 could lead to increased noise complaints without careful design and layout	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites are greenfield and in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Sites are generally located away from areas of fluvial flood risk although Boulton Moor Phase 2 is partially located within an area of medium flood risk although it is likely that development could be directed away from areas of risk.	- Ensure sites are restricted to those areas where there is no risk of fluvial flooding
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment provision within the city, and proposed public transport and other non-car transport options and proposed new community and local retail facilities could help reduce the need to travel.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- There are no listed buildings, conservation areas or other heritage features within the sites identified - Given the abrupt settlement edge in this location, development around Boulton Moor could provide limited benefit to the immediate setting of the registered Elvaston Castle Park.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- Development in this area could improve access to Elvaston Castle Park and Garden.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield and would lead to the loss of in excess of 168ha of greenfield (agricultural land) should all sites come forward for development	- That existing substantial hedgerows along transport routes in this area retained and enhanced. - Field trees and existing hedgerows and field boundaries are retained and enhanced.
	Does it respect and protect existing landscape Character?	possibly	- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The area to the west of the A6 is already heavily influenced by existing urban infrastructure, including the A6 Derby Spur and its associated lighting and traffic, and the hard urban edge formed by the residential properties to the north. - New development could enhance the transition between built development and the countryside beyond.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Development could enhance and strengthen planting along the A50 and A6 and along Snelsmoor Lane.	

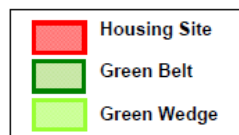
## DUA Site 2: Thulston Fields

### Description:

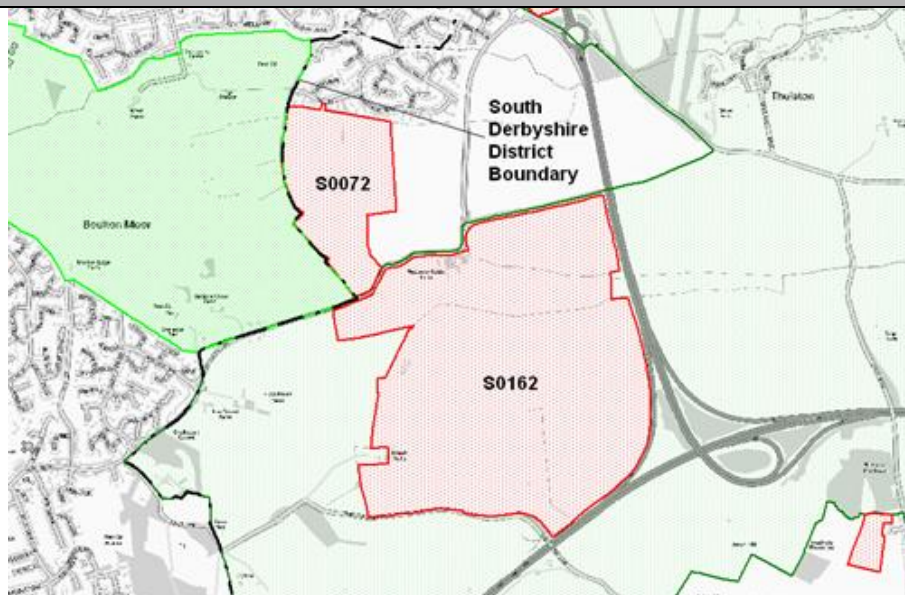
This is a large site which lies within the Greenbelt within South Derbyshire and is bounded by a site with planning permission (conjoined enquiry site) for 1,058 dwellings to the north of site and a proposed extension to this (S0072) to the north. To the south and east lie the A50 and A6 Trunk roads respectively.

All the sites are currently agricultural fields with hedgerow and tree field boundaries.

#### 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	- This site is located just over 1km from Boulton Moor Site of Special Scientific Interest. It is unlikely to impact on the integrity of this site.	- Ensure habitat creation on site to enhance biodiversity interest of sites.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no county wildlife sites within or immediately adjacent to the site	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, GCN.	
	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.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites in this area	
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 homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision on site identified.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- No site is a greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	-
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Meadowfields Practice Chellaston, or Alveston Medical Centre. Both practices currently have capacity to take on new patients, but would not be able to accommodate growth from the entire site - There may be potential to deliver new healthcare facilities on site given its scale	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities including sport pitch provision associated with the existing Boulton Moor Consent - Could connect to an existing PROW network including to networks around the Elvaston Castle Historic Park and Garden to the east of the A6.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour across the site	-
	Will it reduce the number of people involved in accidents	--	- Insufficient data	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	?	- The sites cut across the secondary school catchment areas of Noel Baker and Chellaston School. Chellaston School is already over capacity and has no potential to extend, whilst Noel Baker has some capacity. However, there would still be a significant supply shortfall if all sites were developed. - A new primary school will be delivered as part of the Boulton Moor Conjoined Inquiry site although this is unlikely to meet the needs of this site if it were fully developed.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to market and affordable for Derby and South Derbyshire residents in an area which is relatively affordable.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located within reasonable proximity to the existing urban area, but not within easy access of a range of facilities, although a local centre would be built alongside new homes to the north. - A park and ride scheme is proposed to the north of the existing Boulton Moor proposal site, and this could further improve access to facilities in Derby City Centre. - There are employment opportunities accessible from this general location. - Existing pedestrian, cycle and public transport infrastructure are located in this area, and the previous Boulton Moor Scheme has walking and cycling routes to allow permeability through the site.	- Requirements for 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?	Yes	- There are some local facilities (including shops and a primary school, sports provision) to be provided in the permitted Boulton Moor site and there is potential to enhance these to reflect larger scale development - A park and ride scheme is proposed to the north of the existing Boulton Moor proposal site, and this could further improve access to facilities in Derby City 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?	Possibly	- Development of all the sites may impact on the A52 to Nottingham, and smaller local roads that access the A52 (e.g. Borrowwash Road and Victoria Road). - Local road junctions could be negatively affected by large scale growth and may require capacity enhancements	- Requirements for Green Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- Existing pedestrian, cycle and public transport infrastructure are located in this area, and the previous Boulton Moor Scheme has walking and cycling routes to allow permeability through the site. - The conjoined enquiry site (Boulton Moor Phase 1) will be served by a bus service it may be possible to extend into the other sites. - A park and ride scheme is proposed to the north of the existing Boulton Moor proposal site, and this could further improve access to facilities in Derby City Centre.	
	Will it make the best use of other infrastructure?	Yes	- The provision of the proposed Park and Ride site could be supported by large scale growth in this area. Demand management could help to increase capacity on local road networks	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Global Technology Cluster and Derby Commercial Park in Derby City	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- There is no District Centre in Boulton, the closest is in Allenton. - Large-scale development in this area could support the delivery of an enhanced Local Centre already proposed on the consented Boulton Moor site	- Ensure good connectivity and permeability across any development sites in this area
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins and provision of space for a bring site in any local centre could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A50 or A6.
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality?	No	- Development could exacerbate air quality issues in Air quality management areas (AQMA) on the A52 and A6	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development close to the A50 and A6 could lead to increased noise complaints without careful design and layout	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites are greenfield. Sites are mainly in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Site is generally located away from areas of fluvial flood risk.	- Ensure sites are restricted to those areas where there is no risk of fluvial flooding
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment provision within the city, and proposed public transport and other non-car transport options and proposed new community and local retail facilities could help reduce the need to travel.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- There are no listed buildings, conservation areas or other heritage features within the sites identified - Given the abrupt settlement edge in this location, development around Boulton Moor could provide limited benefit to the immediate setting of the registered Elvaston Castle Park.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- Development in this area could improve access to Elvaston Castle Park and Garden.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield and would lead to the loss of a significant amount of greenfield (agricultural land).	- That existing substantial hedgerows along transport routes in this area retained and enhanced.
	Does it respect and protect existing landscape Character?	possibly	- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The area to the west of the A6 is already influenced by existing urban infrastructure, including the A6 Derby Spur and its associated lighting and traffic - New development could enhance the transition between built development and the countryside beyond - Site is in the greenbelt	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Development could enhance and strengthen planting along the A50 and A6 and along Snelsmoor Lane.	

Version 1



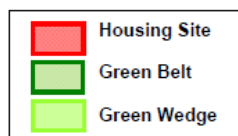
## DUA Site 3: Chellaston Central Sites, Derby

### Description:

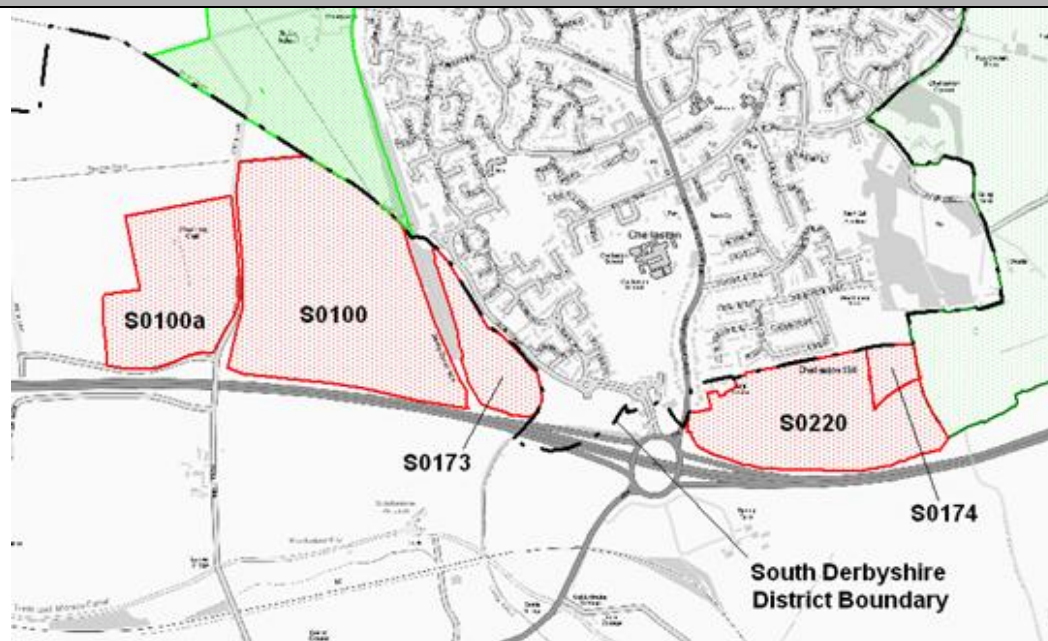
This cross boundary broad location consists of two sites (S0173) and (S0220). The larger site lies to the east of the A514 off Woodlands Lane, and covers the area of land within South Derbyshire between the eastern edge of Chellaston and the Nottingham-Derby Green Belt. To the south of this site lies the A50. The Smaller site (S0173) lies to the west of the A514, off Holmleigh Way.

All sites are currently mainly used for agricultural purposes, with hedge boundaries and dispersed trees. The western edge of site is adjacent to the protected alignment of the Derby/Sandiacre Canal, which is currently used as a pedestrian and cycle trail.

### 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 S0220 is located just within 2km of a Site of Scientific Interest but would affect the integrity of the site	- Ensure that sites protect and enhance local wildlife sites and improve connectivity to sites
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- Chellaston Brickworks (DE017) is located to the north of site S0220 - There is one non-statutory wildlife site, which dissects sites S0173 and S0100 - There are no wildlife sites with any of the identified sites	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, Brown Hare.	
	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.	
	Will it protect sites of geological importance?	Yes	- Sites are located outside of Sinfin Moor 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 would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision known on any identified sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- All sites are greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	-
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Chellaston Medical Centre (Rowallen Way), and Meadowfields Practice (Fellow Lands Way). Both practices currently have capacity to take on new patients. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities including sport pitch provision - Could connect to an existing PROW network	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour across the site	-
	Will it reduce the number of people involved in accidents	Possibly	- The Glenwood Road/A514 junction may need capacity/safety enhancements such as signalisation.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	?	- The nearest Primary Schools are Chellaston Infant and Junior School, and Homefields Primary School. These schools are currently at capacity, so an alternative would need to be found. - The sites lie within Chellaston Academy catchment area. This school is already over capacity and has no potential to extend. There is limited availability at Noel Baker and Merrill schools in Derby City.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable homes in an area close to one of the least affordable locations in Derby City. (Average homes cost 5.5x average earnings in Chellaston, compared to 4.5 x average earnings across the city as a whole.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- Sites S0173 and S0220 are reasonably well related to the urban area and have access to the existing facilities in Chellaston. - Sites are also within easy access by car and existing public transport services to the wide range of services and facilities in the city centre. - Site S0173 are well related to a large scale committed employment site (Derby Global Technology Cluster).	- 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?	Yes	- They may be an issue with the capacity of the existing local facilities, so some on-site facilities could be required if both schemes were allocated (primary education provision, local shops, local centre, 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?	Possibly	- New development to the west of the A514 could impact on the existing road network. The Glenwood Road/A514 junction may need capacity enhancements such as signalisation - Large scale growth across all locations could affect the existing A514-A50 gyratory - Sites to the east of the A514 would be supported by proposals for a new T12 access road to the GTC in Derby. This would be extended to link up with the local road network around Sinfin and Stenson. This could help disperse traffic and create the capacity to accommodate growth in this area.	- Requirements for Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- Public transport provision is currently relatively poor in this area. - The route of the former Derby and Sandiacre Canal forms part of National Cycle Route 6 and sites - The provision of the South Derbyshire Link Road could provide opportunity to improve walking and cycling connectivity to Sinfin, Chellaston and the City Centre	
	Will it make the best use of other infrastructure?	Yes	- The route of the former Derby and Sandiacre Canal forms part of National Cycle Route 6. - The provision of the South Derbyshire Link Road could provide opportunity to improve walking and cycling connectivity to Sinfin, Chellaston and the City Centre	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Global Technology Cluster in Derby City.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- Chellaston is split into two distinct areas (Swarkestone Road, and High Street). Across these two areas vacancy rates are around 4%. This is significantly lower than the Derby City and national average. - New development in this location could enhance the vitality and viability of Chellaston Centre, although may not support expansion of the centre given its constrained nature - The larger Chellaston Fields Sites includes a local centre which includes a small supermarket and other local facilities	- Ensure good connectivity and access by a variety of transport options to Chellaston District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A50 across all sites.
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality?	No	- Development could exacerbate air quality issues in Air quality management areas (AQMA) on the inner and outer ring road within the City	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development close to the A50 could lead to increased noise complaints without careful design and layout	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites are greenfield.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- The combined sites are almost entirely located outside of an area at fluvial flood risk, - A small area within site S0173, around the Cuttle Brook are at fluvial flood risk,. It is proposed that development will be located outside of areas at flood risk be steered away from these areas.	- Ensure sites are restricted to those areas where there is no risk of fluvial flooding
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within the city.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- Site S0220 could be visible from Swarkestone Lock (part of the Trent and Mersey Canal Conservation Area). - There is a scheduled ancient monument located to the east of the Chellaston Fields site (S0220), and archaeological features associated with this site could be present within the proposed development site.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- The reinstatement of the canal has recently been granted Outline Permission by Derby City and South Derbyshire District Council. The route alignment already forms part of a national cycle route. Development would be accessible to this cultural feature and may be potential to support reinstatement. - Development in this location could improve the quality of existing footpaths which run from Chellaston Hill, and along the former route of the Derby Canal towards the Trent Mersey Canal	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield and would lead to the loss of in excess of 80ha of greenfield (agricultural land) should all sites come forward for development	- That existing substantial hedgerows, around sites S0173 are retained - That significant strategic planting is secured across site S0220 a to reduce prominent views from the south and the Trent Mersey Canal - That existing trees and hedgerows are retained on all sites and substantial planting along boundaries abutting the A50.
	Does it respect and protect existing landscape Character?	possibly	- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development around Chellaston Hill (S0220) would be visible from the countryside to the south, although it would be partially screened by existing planting along the A50 - Site S0173, is well screened by existing hedgerows and other landscape features along existing transport corridors.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Sites could improve access and strengthen strategic planting around the A50 and cycle route between sites S0173 and S0100	

## DUA Site 4:Chellaston West Sites, Derby

### Description:




This area consists of two sites (S0100 and S0100a).


Both sites lie to the south of the Allenton/Sinfin Green Wedge in Derby City and if completely built out, would have the potential to close off the Green Wedge.

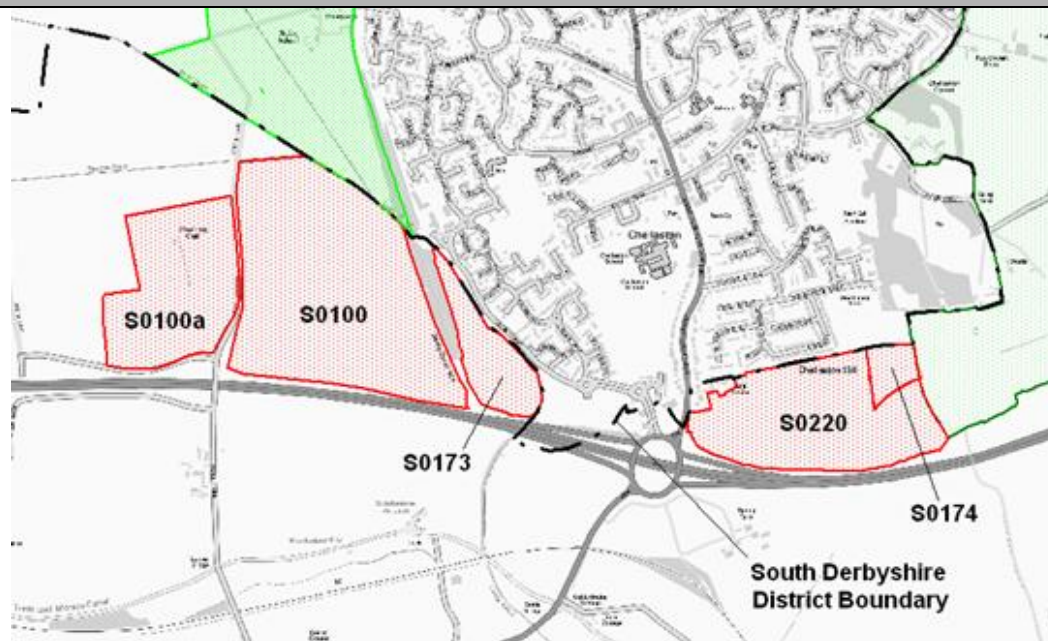
Sites are currently mainly used for agricultural purposes, with hedge boundaries and dispersed trees. The sites contain a shooting club and a section of the protected alignment of the Derby/Sandiacre Cana which lies to the east of the larger site. This is currently used as a pedestrian and cycle trail. None of the sites fall within an area of Green Belt,

Site S100 is located to the immediate east of a smaller site (S0173)

### Key

	Housing Site
	Green Belt
	Green Wedge

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 located more than 2km from the nearest Statutory Wildlife sites	- Ensure that sites protect and enhance local wildlife sites and improve connectivity to sites
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There is one non-statutory wildlife site, bounds site S0100 - There are no wildlife sites within the site	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, Brown Hare.	
	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.	
	Will it protect sites of geological importance?	No	- Site falls within the Sinfin Moor 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 would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision known on identified 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 the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- All sites are greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	-
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Chellaston Medical Centre (Rowallen Way), and Meadowfields Practice (Fellow Lands Way). Both practices currently have capacity to take on new patients. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities including sport pitch provision - Could connect to an existing PROW network	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour across the site	-
	Will it reduce the number of people involved in accidents	--	- No Data	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	?	- The nearest Primary Schools are Chellaston Infant and Junior School, and Homefields Primary School. These schools are currently at capacity, so an alternative would need to be found. - The sites lie within Chellaston Academy catchment area. This school is already over capacity and has no potential to extend. There is limited availability at Noel Baker and Merrill schools in Derby City.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable homes in an area close to one of the least affordable locations in Derby City. (Average homes cost 5.5x average earnings in Chellaston, compared to 4.5 x average earnings across the city as a whole.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- Sites are less well related to the urban area than other Chellaston sites but would have access to the existing limited facilities within Chellaston. - Sites are also within easy access by car and public transport to the wide range of services and facilities in the city centre. - Site adjoins a national cycle route which connects to Derby City. - Sites are well related to a large scale committed employment site (Derby Global Technology Cluster).	- 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?	Yes	- Site is likely to accommodate some on-site facilities. These could include (primary and potentially secondary education provision, local shops, open space, community 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?	Possibly	- Large scale growth across all locations could affect the existing A514-A50 gyratory - Sites to the east of the A514 would be supported by proposals for a new T12 access road to the GTC in Derby. This would be extended to link up with the local road network around Sinfin and Stenson. This could help disperse traffic and create the capacity to accommodate growth in this area.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- Public transport provision is currently relatively poor in this area. - The route of the former Derby and Sandiacre Canal forms part of National Cycle Route 6 and sites - The provision of new highways infrastructure locally could provide opportunity to improve walking and cycling connectivity to Sinfin, Chellaston and the City Centre.	
	Will it make the best use of other infrastructure?	Yes	- The route of the former Derby and Sandiacre Canal forms part of National Cycle Route 6. - The provision of the South Derbyshire Link Road could provide opportunity to improve walking and cycling connectivity to Sinfin, Chellaston and the City Centre	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Global Technology Cluster in Derby City.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Chellaston is split into two distinct areas (Swarkestone Road, and High Street). Across these two areas vacancy rates are around 4%. This is significantly lower than the Derby City and national average. - New development in this location could enhance the vitality and viability of Chellaston Centre	- Ensure good connectivity and access by a variety of transport options to Chellaston District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	Possibly	- There may be opportunity to reuse soil and engineering fill containing in a substantial bund around the Gun Club located on the site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A50 across all sites.
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development could exacerbate air quality issues in Air quality management areas (AQMAs) on the inner and outer ring road within the City	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development close to the A50 could lead to increased noise complaints without careful design and layout. - Any Positive/negative impact from loss of Gun club?	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Sites are mainly green field. Sites are mainly in agricultural use. - Status of gun club?	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- The combined sites are almost entirely located outside of an area at fluvial flood risk, - A small area of site S0100 close to the City Boundary is at fluvial flood risk, development could be steered away from areas at flood risk.	- Ensure sites are restricted to those areas where there is no risk of fluvial flooding
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within the city.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- There is a scheduled ancient monument located to the east of the Chellaston Fields site and archaeological features associated with this site could be present within the proposed development site.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- The reinstatement of the canal has recently been granted Outline Permission by Derby City and South Derbyshire District Council. The route alignment already forms part of a national cycle route. Development would be accessible to this cultural feature and may of potential to support reinstatement. - Development in this location could improve the quality of existing footpaths which run from Chellaston Hill, and along the former route of the Derby Canal towards the Trent Mersey Canal	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield and would lead to the loss of in excess of 80ha of greenfield (agricultural land) should all sites come forward for development	- That existing trees and hedgerows are retained on all sites and substantial planting along boundaries abutting the A50 or on sites to the north and west of site S0100.
	Does it respect and protect existing landscape Character?	possibly	- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Site S100 includes existing hedgerows and other landscape features along existing transport corridors. Site S0100 could be visible from higher land and A50 bridges to the south.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Sites could improve access and strengthen strategic planting around the A50 and cycle route between sites S0173 and S0100	

Version 1



## DUA Site 5: Land at Stenson Fields/Wragley Way, Derby




### Description:


The sites lie on the southern edge of the built up area of Derby, extending from the Stenson Fields estate to the A50. The Derby-Birmingham railway line runs to the west of the site. The cross boundary broad location consists of three sites, two in South Derbyshire and one in Derby City. However, from the information available to us, they could come forward as a holistic development.

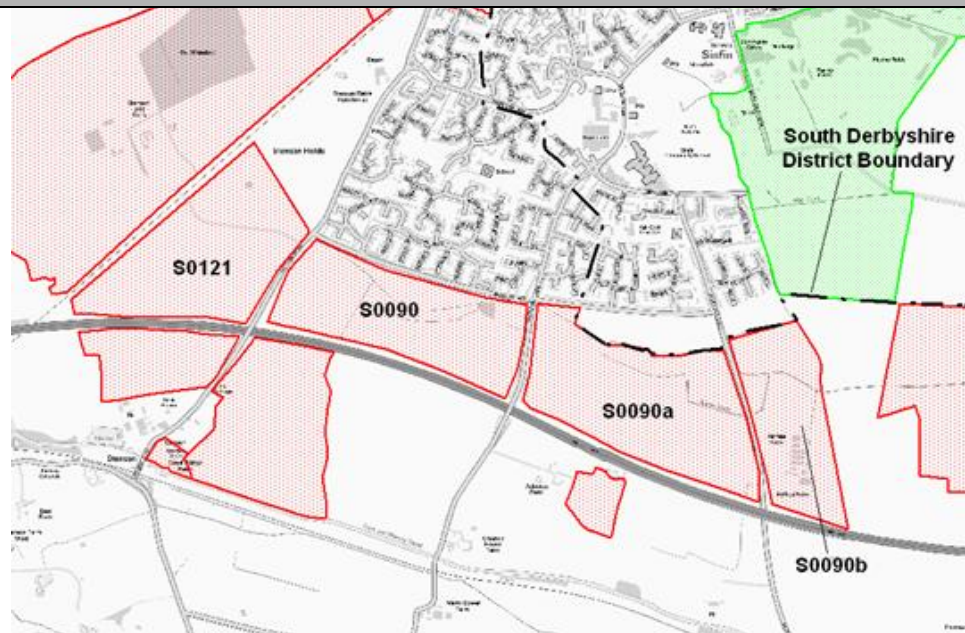
The Stenson Fields estate is well served by public transport between the residential estate and Derby city centre. The Sinfyn District Centre lies approximately 0.25 miles from the centre of the site. The sites are currently agricultural fields with hedgerow and tree field boundaries.

A 16.75ha site immediately to the west of Stenson Road already has consent for 400-500 dwellings, and access onto Stenson Road.

### Key

	Housing Site
	Green Belt
	Green Wedge

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 2km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Existing trees and hedgerows should be retained on site including TPOs located close to the railway line
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- No non-statutory protected wildlife sites in this area.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Water Vole, Grass Snake, Slow Worm and Brown Hare and Tawny Owl.	
	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. A number of TPO's are present on the site, between Stenson Road and the railway line.	
	Will it protect sites of geological importance?	No	- Much of this area falls within the Sinfyn Moor 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 would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility on any identified sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- All sites are greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	-
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 800m (depending on access) from the Hollybrook Medical centre. . - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- could improve locally available leisure opportunities including sport pitch provision - Could connect to an existing PROW network	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	-
	Will it reduce the number of people involved in accidents	--	- Insufficient data	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	?	- A new primary school could be part of the wider development to accommodate need arising from the SDDC sites, but secondary provision within SDDC is severely constrained. - It is unclear how secondary school places could be best provided	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- Average house prices in this area are already well below the Derby City Average (3.1 times average earning for the Sinfin area compared to 4.5times average earnings for Derby City as a whole) and could provide low cost home able to meet local needs	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- The site is located within walking distance of the Sinfin District Centre, which is also accessible by public transport. - Derby City is accessible by car and public transport. There are four buses an hour from Stenson Road	- 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?	Yes	- The scale of the combined sites is likely to require the provision of onsite local 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?	Yes	- North-south road connections between these sites and the wider city are restricted. Both Stenson Road and Goodsmoor Lane have capacity restrictions where they cross the railway line. - Development proposals on this site would be supported by proposals to create a link road which would connect to the consented T12 (Chellaston Link Road) in Derby City which will serve the Global Technology Cluster. This route would help disperse traffic and create the capacity to accommodate growth in this area. - May be potential for the South Derby Link Road to connect to the A50 (although this is not confirmed).	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- There are four buses an hour along Stenson Road. - The provision of the South Derbyshire Link Road could provide opportunity to improve walking and cycling connectivity to Sinfin, Chellaston and the City Centre - Footpath provision around the consented Stenson Fields site to the north is relatively poor and could restrict access from the Stenson extension site.	
	Will it make the best use of other infrastructure?	Possibly	- The provision of the South Derbyshire Link Road could relieve traffic congestion on existing local routes through increasing local capacity and through helping to disperse traffic.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring GTC in Derby City.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres - New development in this location could support the vitality of the centre, by increasing the number of local residents who would use the centre.	- Ensure good connectivity and access by a variety of transport options to Sinfin District Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level ½. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A50.
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development could exacerbate air quality issues in Air quality management areas (AQMAs) on the inner and outer ring road within the City	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development close to the A50 could lead to increased noise complaints without careful design and layout	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Sites are both greenfield and extend some 127ha in combination. Sites are in and in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Possibly	- A small portion of eastern part of the site is at flood risk, although it is likely that built development can be steered away from this area given its limited extent.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within the city.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area may provide opportunity to link housing around Stenson and Sinfyn with the Trent Mersey Canal, although the extent of any opportunities is unclear. - Presently there are no off-road footpaths providing safe access to sites south of the A50.	- None Identified.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield and would lead to the loss of in excess of 127ha of greenfield (agricultural land) should all sites come forward for development	- Ensure that existing hedgerows, field trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site including to the west of the Stenson and to the north of the A50
	Does it respect and protect existing landscape Character?	possibly	- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would bring the urban edge of Derby into the foreground of the view from the A50, and erode the sense of separation between the road and the urban edge of the City	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of significant hedgerows, notably on the western edge of the sites and on the northern boundary between Stenson Road and Arleston Lane, provide strong landscape elements that could help tie development into the wider area. - A significant tree belt frames the northern edge of the westbound A50 carriageway and provides a strong buffer from views south of the site into South Derbyshire, and from the Countryside to the south.	

Version 1

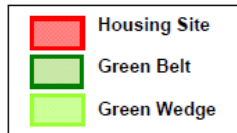
## Primula Way, Stenson Fields

### Description:

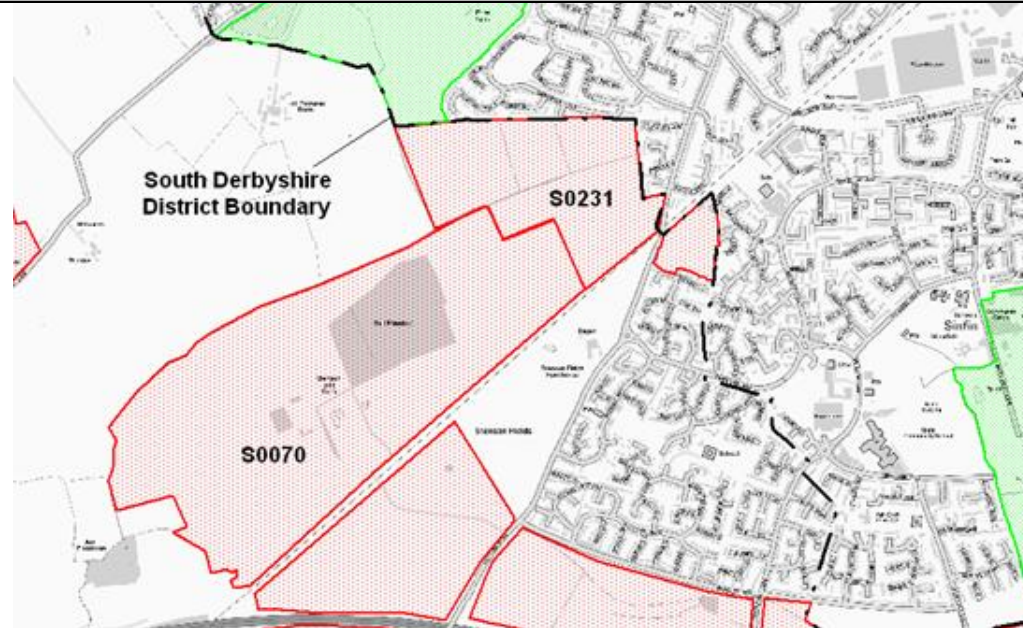
The site (S0231) lies on the southern side of the city adjoining the urban area of Sunny Hill in Derby City. The site comprises arable agricultural land, which is interspersed with trees and hedgerows. Stenson Hall Farm lies toward the south of the site. The site is not located within the Green Belt and a small part lies adjacent to the 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. Permission subject to Section 106 has recently been granted for a section of the north eastern area of the site for 145 dwellings (9/2007/0655). A larger site is located to the immediate south west

### 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 2km of a statutory wildlife site, or could affect integrity of a Statutory Site	<ul style="list-style-type: none"> <li>- Retention of Radbourne Lane Hedges CWS within the development scheme.</li> <li>- Ensure policy to safeguard and reinforce existing tree belt close to the Etwall Trail.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- Hell Meadow Wood (SD157), a non-statutory County Wildlife Site is located within site S0070 to the south although this site is unconstrained.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Water Vole, Grass Snake, Slow Worm and Brown Hare	
	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.	
	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	- Site would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision known on any identified sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- All sites are greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	-
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Could help fund improvements to local medical facilities although the nearest health centre around is around 2km (depending on access) from site S0070 and 1.3km from site S0231 - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- could improve locally available leisure opportunities including sport pitch provision - Could connect to an existing PROW network	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	-
	Will it reduce the number of people involved in accidents	--	- Insufficient data	
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, Etwall. This school is at capacity - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. There is some capacity to absorb of growth although significant development would most likely require the provision of a new primary school.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- Average house prices in this area are already well below the Derby City Average (3.1 times average earning for the Sinfin area compared to 4.5times average earnings for Derby City as a whole) and could provide low cost home able to meet local needs	-
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The site is poorly related to existing services by foot or public transport. - This area is poorly served by public transport. - The scale of the sites incombination could require the provision of on-site local services and facilities such as a primary school and local centre.	- 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?	Possibly	- The scale of the site would justify the requirement for the provision of some on-site local services, this would include sports and open space provision. It is unclear whether growth at this scale would justify the need for a new primary 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?	No	- There are limited access opportunities onto this site. - The site is within the vicinity of a grade separated rail crossing across at Stenson Road experiences medium- high levels of congestion. - The site would access Stenson Road to the north of the Railway Bridge. - There are also localised capacity issues on other local roads such as Goodsmoor Road, and Blagreaves 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?	Possibly	- This immediate area is poorly served by public transport although north-south connections into the broader area are good. There are currently 4 buses an hour along Stenson Road.	
	Will it make the best use of other infrastructure?	TBC	-	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres - New development in this location could support the vitality of the centre, by increasing the number of local residents who would use the centre.	
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2 - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality?	No	- Development could exacerbate air quality issues in Air quality management areas (AQMAS) on the inner and outer ring road within the City	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development could lead to increased noise complaints especially close to the railway line to the east of the site	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- The site is greenfield and in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Possibly	- A notable proportion of site S0231 is currently identified as at fluvial flood risk, as a result of Hell Brook flowing out of bank. - A recent consented planning application for 145 homes in the northern part of this site, will include flood alleviation works to reduce the risk of flooding from Hell Brook, and could reduce or remove flood risk from the remainder of the site, although this is yet to be confirmed.	- None identified.
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform with emerging SuDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, would have no impact on flooding downstream and	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally).	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area	- None Identified.
To improve access to the cultural heritage of 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	- There is limited potential to improve access to cultural heritage features in this area due to the lack of such features.	- None Identified.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield	- Ensure that development is designed to take account of the local landscape elements including trees and hedgerows, Hell Brook and Hell Meadow - That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site.
	Does it respect and protect existing landscape Character?	possibly	- Site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Existing landscape elements such as trees, hedgerows and Hell Meadow County Wildlife site and hedgerows could help integrate new development into the local landscape. - 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.	






## DUA Site 7: Stenson Road (West of Railway), Stenson Fields


### Description:

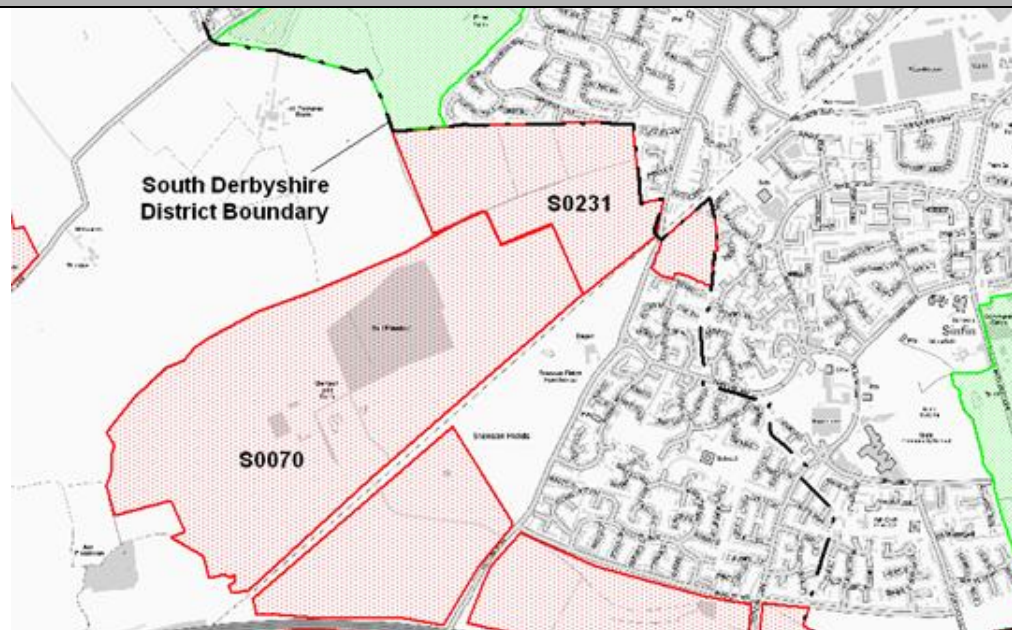
The site (S0070) lies on the southern side of the city and is dislocated from the southern part of the City by site S0231. The site comprises arable agricultural land, which is interspersed with trees and hedgerows. The site is not located within the Green Belt or immediately adjacent to a Green Wedge 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 that has planning permission for up to 500 dwellings as part of the conjoined inquiry (9/2007/0020).

### Key

	Housing Site
	Green Belt
	Green Wedge

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 2km of a statutory wildlife site, or could affect integrity of a Statutory Site	<ul style="list-style-type: none"> <li>- Retention of Radbourne Lane Hedges CWS within the development scheme.</li> <li>- Ensure policy to safeguard and reinforce existing tree belt close to the Etwall Trail.</li> </ul>
	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?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Water Vole, Grass Snake, Slow Worm and Brown Hare	
	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. A number of tree 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	- Site would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility on any identified sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- Site is a greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	-
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Could help fund improvements to local medical facilities although the nearest health centre around is around 2.0km (depending on access) from site S0070. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- could improve locally available leisure opportunities including sport pitch provision - Could connect to an existing PROW network	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	-
	Will it reduce the number of people involved in accidents	--	- Insufficient data	
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, Etwall. This school is at capacity - The nearest primary schools to the site are Grampian Primary and Stenson Fields Primary. There is some capacity to absorb of growth although significant development would most likely require the provision of a new primary school.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- Average house prices in this area are already well below the Derby City Average (3.1 times average earning for the Sinfin area compared to 4.5times average earnings for Derby City as a whole) and could provide low cost home able to meet local needs	-
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The site is poorly related to existing services by foot or public transport. - This area is poorly served by public transport. - The scale of the sites incombination could require the provision of on-site local services and facilities such as a primary school and local centre.	- 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?	Possibly	- The scale of both site would justify the requirement for the provision of on-site local services and facilities although very little is known about development proposals for the 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?	No	- There are limited access opportunities onto this site. - The site is within the vicinity of a grade separated rail crossing across at Stenson Road experiences medium-high to high levels of congestion. - It is unclear where access to/from the site would be located. - There are also localised capacity issues on other local roads such as Goodsmoor Road, and Blagreaves 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?	Possibly	- This area is poorly served by public transport. - There are currently 4 buses an hour along Stenson Road, although depending on access arrangements services could be beyond acceptable walking distances.	
	Will it make the best use of other infrastructure?	TBC	-	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Vacancy rates in Sinfin District Centre are currently around 20%. This is significantly higher than other local centres - New development in this location could support the vitality of the centre, by increasing the number of local residents who would use the centre, although the nature of the site may mean homes are located a significant distance from the local centre.	
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level ½. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality?	No	- Development could exacerbate air quality issues in Air quality management areas (AQMAS) on the inner and outer ring road within the City	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Sites is greenfield and e in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- 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	- Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform with emerging SuDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, would have no impact on flooding downstream and	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally).	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area	- None Identified.
To improve access to the cultural heritage of 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	- There is limited potential to improve access to cultural heritage features in this area due to the lack of such features.	- None Identified.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield	- Development is designed to take account of the local landscape elements including trees and hedgerows, Hell Brook and Hell Meadow - That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured along the periphery of the site. .
	Does it respect and protect existing landscape Character?	possibly	- Site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity - Development of the site would result in a long vertical development along the railway line, from the urban area into the open countryside.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Existing landscape elements such as trees, hedgerows and Hell Meadow County Wildlife site and hedgerows could help integrate new development into the local landscape. - 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.	

## DUA 8: Land at Highfields Farm, Rykneld Road, Derby (Site SD10)

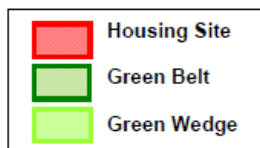
### Description:

Highfields Farm lies to the south west of the built up area of Derby, directly to the east of the A38 junction with Rykneld Road/Staker Lane and to the north of the village of Findern. There is a housing allocation in Derby City that adjoins Heatherton Village and there is also a site (Highfields Farm) to the north of this site which gained planning permission through the conjoined enquiry for up to 1,200 dwellings (9/2006/0775).

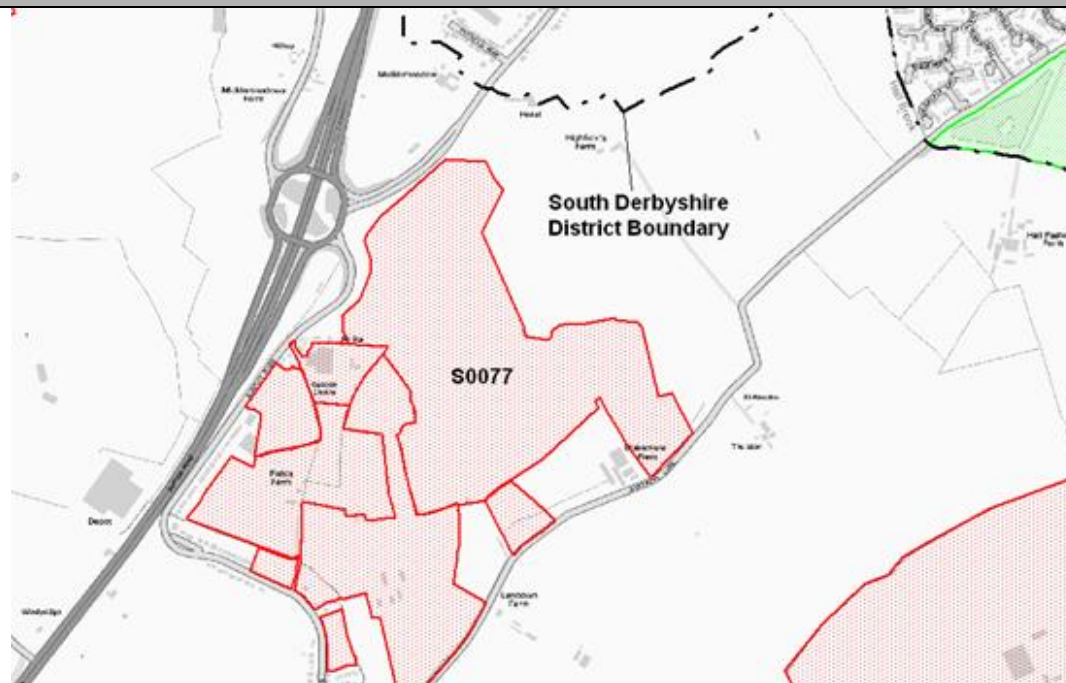
The site abuts the A5250/A38 Burton Road that provides access to the city centre, Burton on Trent and the A50.

The site comprises agricultural fields, which are interspersed with hedgerows and trees along their boundaries. The rest of the area surrounding the site is predominantly characterised by open fields, which are interspersed with hedgerows and pockets of woodland. The site is not within the Green Belt and is not within the vicinity of a Green Wedge area.

### 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 2km of a statutory wildlife site, or could affect integrity of a Statutory Site	<ul style="list-style-type: none"> <li>- Ensure protected trees are safeguarded</li> <li>- Ensure new development links to proposed GI provision on the consented Highfields Farm Scheme and improves connectivity on local PROW to Findern</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife or Sites)?	Yes	- Site is not located within 1km of a non-statutory wildlife site	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Water Vole and GCN.	
	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. There are a number of protected trees on 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	- Site would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility currently identified	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- No site is greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing and could be well related to proposed country park on the consented Highfields scheme	- None identified
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located 1.3km from the Hollybrook Medical Centre (Heatherton Village), which has some capacity to accept new patients. Development could help fund improvements to local medical facilities. Development could have potential to provide new or fund improvements to existing local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available formal and informal leisure opportunities	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	- None identified
	Will it reduce the number of people involved in accidents	TBC	- Access to Rykneld Road from the site may be too close to the A38 roundabout to operate safely as a full movement junction. It is unclear whether mitigation would allow this issue to be overcome	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	TBC	- The site lies within the catchment area of John Port School, Etwall, which is already over capacity and cannot extend. The nearest secondary school within Derby City is Littleover School, which is also over capacity. - Secondary schools that do currently have capacity for additional pupils include Murray Park, and Sinfin Community School, both within Derby City. Currently the nearest Primary Schools to the site are Findern, and Griffie Field Primary School. However, a new primary school is proposed as part of the Highfields Farm site. There may therefore be some potential to provide a single, larger school but this would be dependent upon the two sites working together.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable homes in an area close to one of the least affordable locations in Derby City. (Average homes cost 6.9x average earnings in Littleover, compared to 4.5 x average earnings across the city as a whole).	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- Derby City is accessible by car and public transport. Existing parts of Mickleover are served by multiple and frequent bus services and these may be capable of being extending into the proposed development site. - service, although scale of the site could support enhanced public transport provision - The scale of the site could require the provision of on-site local services and facilities such as a primary school and local centre.	- 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?	TBC	- No data is currently held.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities 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	- Development is likely to impact on the Local and Strategic Road Network. In particular there is known congestion on the A38 junction. - Impacts may be mitigated in the longer term by planned improvements to A38 Junctions through Derby	Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- Could support improvements to public transport provision locally - Unclear whether an extension of this scale would support penetration into the site of public transport services given its scale and dislocation from the site in the short to medium term (whilst the Highfields Farm and strategic housing site in the City on Rykneld way are built out)	
	Will it make the best use of other infrastructure?	No	- Could require strategic improvements to water and sewerage network	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Vacancy rates in Littleover are relatively low, compared other District Centres in Derby or vacancy rates nationally. - The site is relatively dislocated from Heatherton village, with access restricted in advance of the development of the consented scheme for up to 1200 homes to the north	- None identified
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- None Identified
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites within the development.	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon Neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level ½. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is likely to have no significant effect on local air quality	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- This site is wholly greenfield extending some 33ha and in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- There are no areas at fluvial flood risk in this area and new housing is unlikely to be affected by this form of flooding	- None identified.
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform with emerging SuDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, would have no impact on flooding downstream	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally).	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area	- None Identified .
To improve access to the cultural heritage of 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	- There is limited potential to improve access to cultural heritage features in this area due to the lack of such features.	- Ensure that any new development scheme makes provision for securing good connectivity to the existing PROW and national cycle route network.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield	- That existing field boundaries, other landscape elements on site are retained. - That appropriate new planting is secured on site to south and west of the development.
	Does it respect and protect existing landscape Character?	Possibly	- Area is not highlighted as falling within an primary or secondary sensitivity according to the District Councils Areas or Multiple Environmental Sensitivity mapping - landscape is gently undulating mixed farmland and pastoral landscape with sparse woodland components it is generally relatively unspoilt	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Flat landscape with relatively few landscape elements capable of immediately screening development of this scale and nature, although a number of outgrown hedges could help integrate further development in this area into the landscape - Potential to provide significant new GI and to link with proposed green infrastructure to the north proposed on the Highfields site) and Findern to the south.	

Version 1



## DUA Site 9 Pastures Hospital Extension

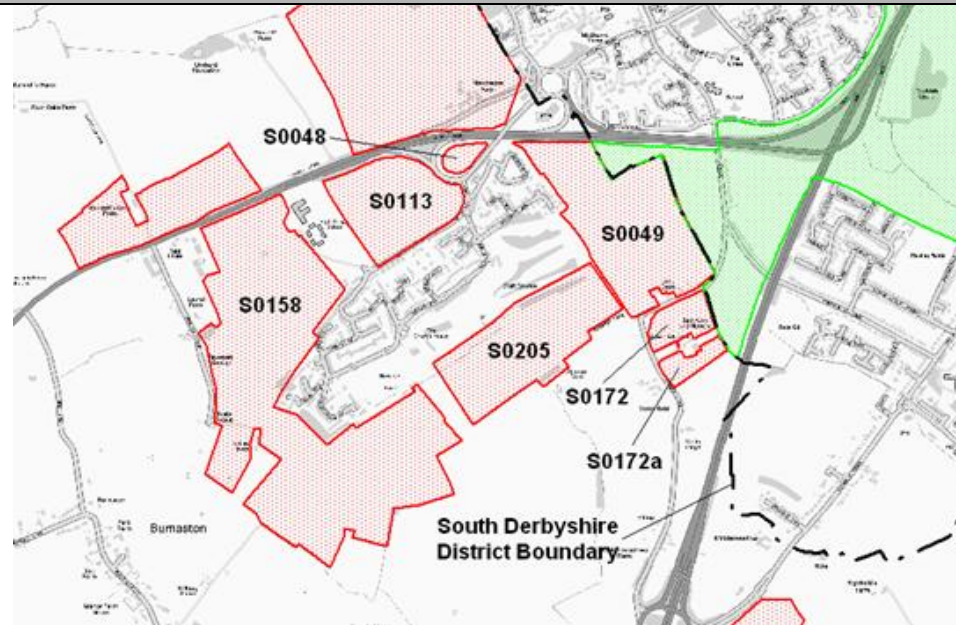
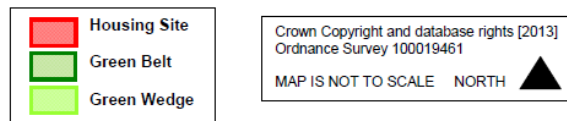
### Description:

The sites extend south westwards from just inside the city boundary to form an area of extension around the Pastures Hospital site.

The A516 forms the northern boundary of the site and provides access into the city centre. The Derby site is made up of undulating fields which have a steep gradient in places making it highly visible from the south and south-east. The South Derbyshire site comprises a number of open fields, which are used for arable farming and are bordered by hedgerows and trees. There are several buildings within the site including Pendleton House and Garden Centre, Staker Flat Farm, Watergo Farm and Long Cross.

An overhead power line bisects the south western boundary of the South Derbyshire site with two pylons lying within the site boundary. The site is not located within the Green Belt. The Derby City site lies within the Littleover/Mickleover Green Wedge and along with the eastern part of the South Derbyshire site would have the potential to significantly close off the Green Wedge.

#### 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 2km of a statutory wildlife site, or could affect integrity of a Statutory Site	
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 500m of the identified site	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger, Hare	
	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	
	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	- Site would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision known on any identified sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- No site is greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	- None identified
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 1km (depending on access) from the Vicarage Road Health Centre. Development could have potential to provide new or fund improvements to existing local medical facilities	
	Will it promote healthy lifestyles?	Yes	- could improve locally available leisure opportunities - Could connect to an existing PROW and/or cycling routes including the Etwall to Derby Cycle Route to the north of the site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	- None identified
	Will it reduce the number of people involved in accidents	No	- The left-in/left-out slip road system at the A516, immediately west of the Mickleover flyover has a number of recognised safety issues.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	TBC	- The nearest secondary schools are Littleover Community School in Derby City and John Port in South Derbyshire. Both schools are currently at or over capacity and do not have the potential to expand. - A new primary school is likely to be required to support this level of development.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable homes in an area close to one of the least affordable locations in Derby City. (Average homes cost 5.7x average earnings in Mickleover, compared to 4.5x average earnings across the city as a whole).	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- Derby City is accessible by car and public transport. Existing parts of Mickleover are served by multiple and frequent bus services and these may be capable of being extending into the proposed development site, although sites would be generally dislocated from the rest of Mickleover. - The scale of the site could require the provision of on-site local services and facilities including a primary school and sports provision	- 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?	Yes	- The scale of the site would require the provision of on-site local services and facilities. This would include a primary school, and outdoor leisure provision but may include other community or limited retail 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?	No	- Access by car is currently affected by a lack of capacity for handling traffic crossing and accessing the A38 or destined for the city centre, improvements to a number of junctions along the A38 could significantly improve capacity from 2019 onwards	Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	No	- This area is poorly served by public transport (although growth may provide limited opportunities to enhance existing services) - Opportunities for cycling and public footpath connectivity to Derby are limited	
	Will it make the best use of other infrastructure?	No	- The surrounding road network already experiences medium-high levels of congestion at morning peak. - The potential number of trips generated will impact the surrounding road network, namely The Hollow, the A516 slip road and the overpass. - Site is dislocated from existing cycle routes serving the Mickleover 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?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Vacancy rates in Mickleover District Centre are low compared to other district centres in Derby City, although new homes could support existing businesses	- None identified
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- None Identified
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites within the development.	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon Neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level ½. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality?	No	- Development is likely to have no significant effect on local air quality	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- This site is wholly greenfield and extends some 90ha. The site is mainly in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- There are no areas at fluvial flood risk in this area and new housing is unlikely to be affected by this form of flooding - Ditches on this site are the headwaters of the Hell Brook which suffers flooding downstream.	- Ensure that site is retained back to greenfield run off rates to reduce the potential for flooding downstream
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform with emerging SuDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, would have no impact on flooding downstream	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms - Opportunities for public transport usage, walking and cycling on the proposed sites are limited and could require increase car usage compared to other DUA sites	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	No	- The South Derbyshire site wraps around 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	- Ensure that development is designed to reduce impacts on the setting of the Pastures Hospital 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?	Possibly	- Development in this location could potentially improve access to the pastures site and listed buildings within the site. Opportunities are therefore limited.	- Ensure that any new development scheme makes provision for securing good connectivity to the existing PROW network.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield	- That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured on site to especially to the south and south west of the development.
	Does it respect and protect existing landscape Character?	No	- Proximity of Burnaston (650m to south) could lead to a feeling a coalescence if new development were to extend further south than the existing settlement edge - Site could be visually prominent from Burnaston and the south due to local landform	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Existing trees and other landscape elements could offer potential to screen existing development locally.	

Version 1

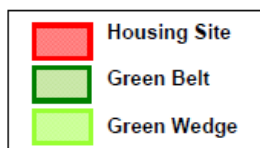
## DUA Site 10: Newhouse Farm, West of Ladybank Road, Mickleover

### Description:

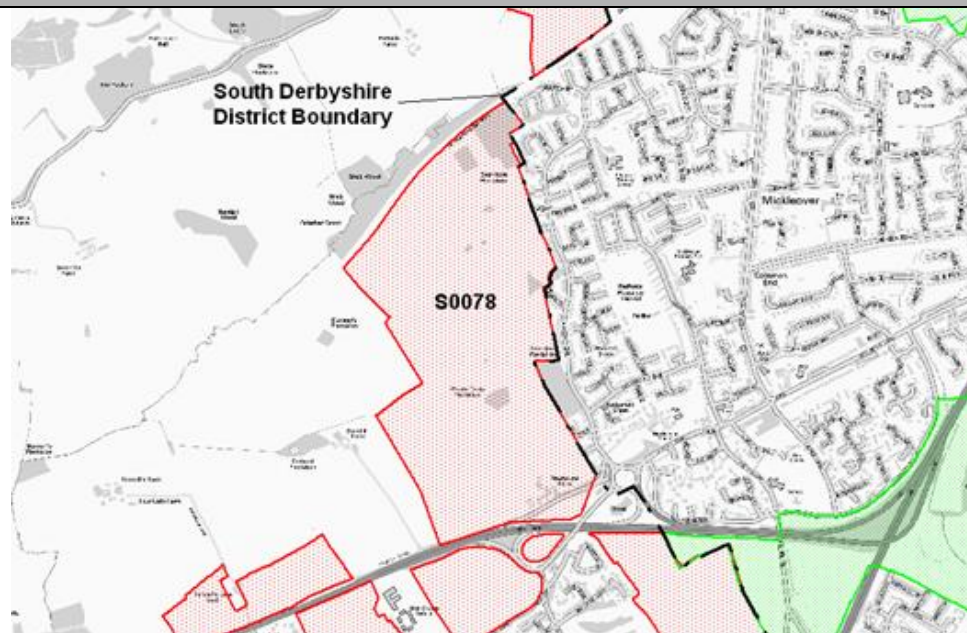
The site lies on the southwest edge of the built up area of Derby, adjacent to the suburb of Mickleover, and is within South Derbyshire. The site comprises agricultural fields and buildings. Open fields largely surround the site, with the A516 forming the southern boundary of the site. The site is not within the Green Belt or close to a Green Wedge within Derby city.

The site is made up of two separate sites, which are being promoted separately, however, there are ongoing discussions between the relevant parties to promote this site as a single strategic site, and there is high developer interest.

### Key



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is not located within 2km of a statutory wildlife site, or could affect integrity of a Statutory Site	- Ensure policy to safeguard and reinforce existing tree belt close to the Etwall Trail.
	Will it conserve and enhance locally important (non-statutory wildlife or Sites)?	Possibly	- There are two non-statutory wildlife sites which share a boundary with this site (Black and Osier Bed Woods (SD312) and Ladybank Wood (DE026)	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger, Hare	
	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.	
	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	- Site would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility currently identified	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- No site is greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing in line with local requirements	- None identified
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 1km (depending on access) from the Vicarage Road Health Centre. Development could have potential to provide new or fund improvements to existing local medical facilities	
	Will it promote healthy lifestyles?	Yes	- could improve locally available leisure opportunities including sports pitch provision - Could connect to an existing PROW and/or cycling routes including the Etwall to Derby Cycle Route to the north of the site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	- None identified
	Will it reduce the number of people involved in accidents	--	- Insufficient data	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	TBC	- The sites lie within the catchment areas of Murray Park and John Port Schools, both have limited capacity for expansion and growth could have a detrimental impact on local schools where it cannot be satisfactorily accommodated	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	Possibly	- Developers indicate potential for some employment on site which could have an indirect impact on this objectives (for example where new employer provide staff training etc.).	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable homes in an area close to one of the least affordable locations in Derby City. (Average homes cost 5.7x average earnings in Mickleover, compared to 4.5x average earnings across the city as a whole).	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- Derby City is accessible by car and public transport. Existing parts of Mickleover are served by multiple and frequent bus services and these may be capable of being extending into the proposed development site. - service, although scale of the site could support enhanced public transport provision - The scale of the site could require the provision of on-site local services and facilities such as a primary school and local centre.	- 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?	Yes	- The scale of the site would require the provision of on-site local services and facilities. This would include a primary school, outdoor leisure provision and community hub. The site promoters also consider that there could be potential to direct public transport services through the 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?	No	- Access by car is currently affected by a lack of capacity for handling traffic crossing and accessing the A38 or destined for the city centre, - improvements to a number of junctions along the A38 could significantly improve capacity from 2019 onwards	Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- The Etwall to Mickleover greenway runs past the northern edge of the site and could provide connectivity to Derby City Centre - Could support improvements to public transport provision locally especially where public transport can be directed through the site - Site is relatively poorly related to employment provision although local services are available at Mickleover District Centre	
	Will it make the best use of other infrastructure?	Yes	- The site would connect to the Etwall Mickleover Greenway (National Cycle Route 68) to the south of 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?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	Possibly	- New employment could create jobs in an area which is largely residential. Although unemployment rates in this area are already lower than average compared to Derby City as a whole.	
	Will it encourage economic diversification?	Possibly	- The inclusion of employment land on this site could support the creation of new businesses or allow existing local businesses to move into the area. Impacts would be dependent on the scale and nature of employment provision on site	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Yes	- Site promoters acknowledge that employment opportunities in walking distance of the site are limited. The promoters indicate that some employment could be accommodated on site to meet.	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Vacancy rates in Mickleover District Centre are low compared to other district centres in Derby City, although new homes could support existing businesses	- None identified
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- None Identified
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites within the development.	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon Neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level ½. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality?	No	- Development is likely to have no significant effect on local air quality	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- This site is wholly greenfield and in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- There are no areas at fluvial flood risk in this area and new housing is unlikely to be affected by this form of flooding	- None identified.
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform with emerging SuDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, would have no impact on flooding downstream	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally).	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	No	- Development could impact on intact ridge and furrow located to the north of the site - English Heritage has expressed specific concerns that any development to the west of the B5020 would have detrimental impacts upon the setting of Grade I listed Radbourne Hall and its parkland, as development would be visible.	- Ensure that development is designed having regard distant views from Radbourne Hall, to ensure the setting of the site is preserved.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- Development in this location could connect to and secure improvements on existing footpaths which run from Radbourne Lane up to Radbourne Hall connecting to the National Cycle Route to the south of the site.	- Ensure that any new development scheme makes provision for securing good connectivity to the existing PROW and national cycle route network.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield	- That existing field boundaries, trees, plantations and other landscape elements on site are retained. - That appropriate new planting is secured on site to west and south of the development.
	Does it respect and protect existing landscape Character?	No	- Site falls partially within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity - English Heritage has expressed specific concerns that any development to the west of the B5020 would have detrimental impacts on local heritage features	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Tree belt along the cycle route provides a strong landscape element as do existing plantations within and adjacent to the site. - Other landscape features such as hedgerows and field trees could help integrate development into local landscape	

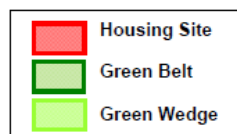


## DUA Site 11: Land at Hackwood Farm, Derby

### Description:

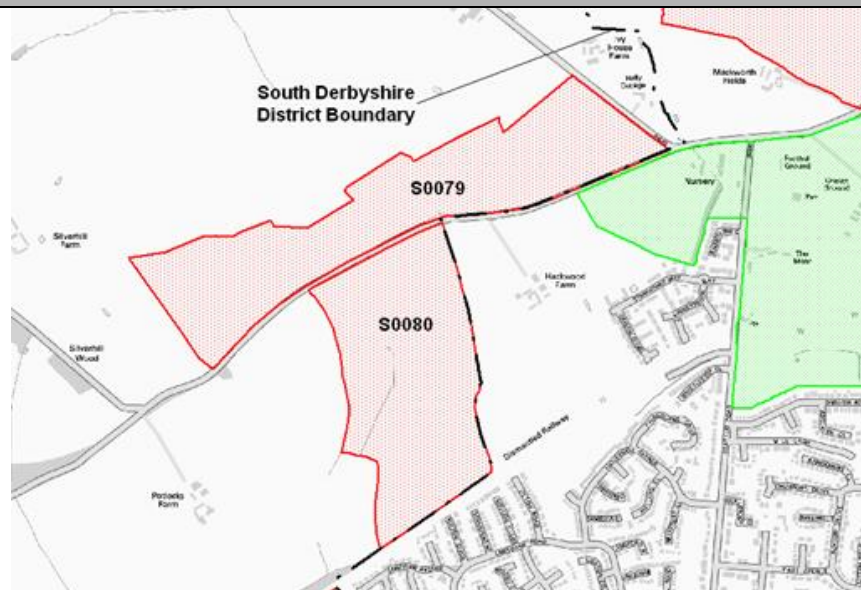
Hackwood Farm lies on the western boundary of the City adjoining the northern edge of Mickleover, on the north side of the former Mickleover/Friar Gate railway line and the west side of Station Road. This cross boundary broad location consists of two sites, one within Derby City (DE3) and the other within South Derbyshire (SD6). The two sites together are being promoted as a potential large-scale strategic urban extension to the city. The site is predominantly made up of agricultural fields with associated farm buildings and a nursery in the north east corner of 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 2km of a statutory wildlife site, or could affect integrity of a Statutory Site	<ul style="list-style-type: none"> <li>- Retention of Radbourne Lane Hedges CWS within the development scheme.</li> <li>- Ensure policy to safeguard and reinforce existing tree belt close to the Etwall Trail.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- The Derby-Etwall Trail wildlife site abuts the southern boundary of the site (DE094). Radbourne Lane Hedges (DE036) is located within the proposed site.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger, Hare	
	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.	
	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	- Site would contribute towards the delivery of homes which could be used to place people identified as homeless within the DUA	
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision known on any identified sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in the DUA and Derby City	
	Will it reduce the number of unfit or empty homes?	No	- No site is greenfield urban extension	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Will provide new open space and affordable housing	-
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Could help fund improvements to local medical facilities although site is located around 2km (depending on access) from the nearest health centre - Is unlikely to fund new facilities	
	Will it promote healthy lifestyles?	Yes	- could improve locally available leisure opportunities including sport pitch provision - Could connect to an existing PROW and/or cycling routes	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	-
	Will it reduce the number of people involved in accidents	--	- Insufficient data	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	?	- The sites lie within the catchment areas of Murray Park and John Port Schools, both have limited capacity for expansion and growth could have a detrimental impact on local schools where it cannot be satisfactorily accommodated	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable homes in an area close to one of the least affordable locations in Derby City. (Average homes cost 5.7x average earnings in Mickleover, compared to 4.5x average earnings across the city as a whole).	-
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The site is poorly related to existing services by foot or public transport. There is limited public transport in this area, with Radbourne Lane being served by a demand responsive service, although scale of the site could support enhanced public transport provision - The scale of the site could require the provision of on-site local services and facilities such as a primary school and local centre.	- 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?	Yes	- The scale of the would require the provision of on-site local services and facilities This would include a primary school, outdoor leisure provision and local centre	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?	No	- Access by car is currently affected by a lack of capacity for handling traffic crossing and accessing the A38 or destined for the city centre, improvements to a number of junctions along the A38 could significantly improve capacity from 2019 onwards	Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- The Etwall to Mickleover greenway runs past the South of the site and could provide connectivity to Derby City Centre - Could support improvements to public transport provision locally	
	Will it make the best use of other infrastructure?	Yes	- The site could connect to the Etwall Mickleover Greenway (National Cycle Route 68) to the south of 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?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- Vacancy rates in Mickleover District Centre are low compared to other district centres in Derby City, although new homes could support existing businesses	
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon Neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is agricultural greenfield site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level ½. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Agricultural runoff is an identified issue in the River Trent and Derwent Catchment affecting water quality in receiving water. Development incorporating SuDS could help to reduce diffuse pollution from this source.	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality?	No	- Development is likely to have no significant effect on local air quality	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- This site is wholly greenfield and in agricultural use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- There are no areas at fluvial flood risk in this area and new housing is unlikely to be affected by this form of flooding	- None identified.
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform with emerging SuDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, would have no impact on flooding downstream and	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes on the edge of Derby will be more energy efficient than existing housing stock locally).	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	No	- Development could impact on the setting of the listed building at Potlocks Farm, which is around 200m from the site boundary. - English Heritage has expressed specific concerns that any development to the west of the B5020 would have detrimental impacts upon the setting of Grade I listed Radbourne Hall and its parkland, as development would be visible.	- Ensure that development is designed having regard to both Potlocks Farm, and more distant views from Radbourne Hall, to ensure the setting of both sites are preserved.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- Development in this location could connect to and secure improvements on existing footpaths which run from Radbourne Lane up to Radbourne Hall connecting to the National Cycle Route to the south of the site.	- Ensure that any new development scheme makes provision for securing good connectivity to the existing PROW and national cycle route network.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- No site is greenfield	- Development is designed to take account of the local landscape elements including trees and hedgerows on site - That existing field boundaries, trees and other landscape elements on site are retained. - That appropriate new planting is secured on site to the north and west of the development.
	Does it respect and protect existing landscape Character?	No	- Site falls within an area of secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Tree belt along the cycle route provides a strong landscape element. Other landscape features such as hedgerows to the north of the site along Radbourne Lane could help integrate development into local landscape	

## Swadlincote Site 1: Broomy Farm Woodville

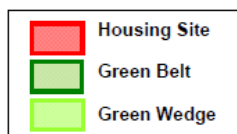
### Description:

The site lies adjacent to the built up area of Woodville. Swadlincote town centre is 2.6 km away to the south west.

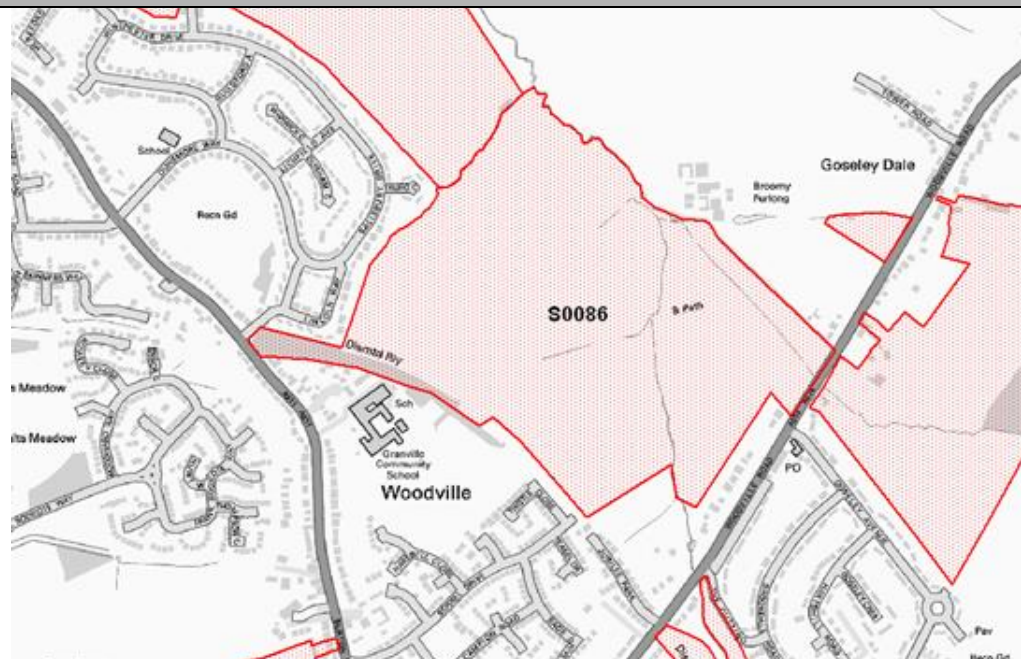
The site comprises agricultural fields that are interspersed with hedgerows and trees along their boundaries. Within the south western part of the site there is a dismantled railway cutting. To the north of the site lie open fields. A small portion of the site bounds the A511. The site is not located within the Green Belt.

The Goseley Estate site lies to the east of 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that sites protect and enhance local wildlife sites and improve connectivity to sites
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The site is located around 100m to the north of Woodville Railway Cutting County Wildlife Site (SD026), although the site is separated by the A514 and would not have any impact on the site	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger, and Barn Owl locally.	
	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 south western boundary of the site to the A511 is an area covered by a TPO.	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility on any identified sites.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 800m (depending on access) from the Burton Road Health Centre. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across the site	- As above
	Will it reduce the number of people involved in accidents	Possibly	- New development in this area may be able to deliver capacity/safety enhancements around Clock Island	
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 Community School, which has spare capacity to accommodate some additional pupils, and has the potential to expand. However, other developments in Swadlincote would need to be taken into consideration. - The nearest primary schools to the site are Woodville Infant and Juniors, and Midway. There is little or no capacity at any Swadlincote Primary Schools, although the site could fall within the normal area for Hartshorne Primary	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- Woodville has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. - The site is also within fairly close proximity of the wide range of services and facilities of Swadlincote town centre (2km). - Bus route 61 (hourly) runs between Derby and Swadlincote stops close to the proposed site on Hartshorne Road. Other nearby services include an hourly service between Ashby and Burton. - Significant new employment development is proposed as part of the Woodville Regeneration Area (1.5km). Existing large scale employment is based along Woodhouse Street and at Tetron Point (circa 2km and 3km respectively).	- 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?	Possibly	- Site is likely to support the nearby Woodville Local Centre. It is less likely to significantly contribute towards new retail or community facilities on site given its 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?	Possibly	- The site would generate additional traffic and congestion, which would need to be managed on the A514, the A511 and the Clock Island junction. - May be potential to offset impact on the Clock Island by connecting the A511 to the A514 through the site although this is uncertain	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- There is an hourly bus service in each direction between Swadlincote, Burton and Ashby de la Zouch, and a twice-hourly bus service per direction between Swadlincote and Derby. - There is a footway and bridleway that cross the site. No public access routes connect the site with Woodville Road east of the site. - The site has relatively good access to employment and local community and social facilities which could reduce the need to travel	
	Will it make the best use of other infrastructure?	Possibly	- New development in this area may be able to deliver minor capacity improvements to the Clock Island	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Woodville and Swadlincote.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could also help sustain local services in Woodville and Swadlincote town centre (Swadlincote town centre currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues identified.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is restored minerals site which is greenfield.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- None Identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Site is greenfield and in agricultural use. Development would lead to the loss of around 21ha of agricultural land. .	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- This site is located outside of an area at fluvial flood risk.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Site is productive agricultural land.	- That existing hedgerows and treebelts on the site are preserved and inform site layout. - That significant tree planting along the northern edge of the site is used to limit views from the north - Potential for SuDS, open space and National Forest Planting around the northern edge of the site to create soft transition between the urban are and countryside beyond
	Does it respect and protect existing landscape Character?	No	- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Yes	- There is a significant tree belt which cuts across the site towards the north and planting around the A511 - Containment of built development within existing on tree belt could reduce views from the north.	



## Swadlincote Site 2: Butt Farm, Woodville

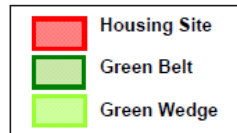
### Description:

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.

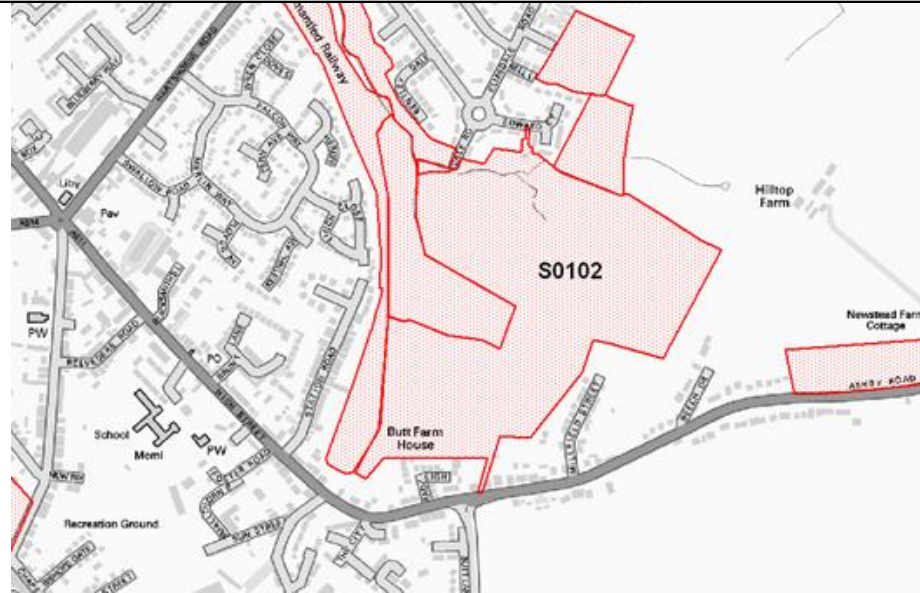
The A511 (Ashby Road) which runs to the south of the site leads to the A42 at Ashby, and towards Swadlincote in the other direction.

The site is in single ownership. The site comprises of agricultural fields interspersed with hedgerows and trees along its boundaries. 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 not located in the Green Belt.

### 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 2km 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 local wildlife site is protected and protected tree within the former railway cutting are protected and not impacted by development.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Possibly	- 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, although it is likely that built development can be steered away from this area	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger, and Barn Owl locally.	
	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. Trees located in the cutting wildlife site are covered by Tree Preservation Orders. - The Site is located in the National Forest	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility on any identified sites.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 1km (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across the site	- As above
	Will it reduce the number of people involved in accidents	No	- New development in this area may be able to deliver capacity/safety enhancements around Clock Island	
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 Community School. The school could accommodate some additional secondary school places, though other developments in Swadlincote would need to be taken into account. - The nearest primary school to the site is Woodville Infant and Juniors. - There is currently little or no capacity at any Swadlincote Primary School, although there may be capacity for expansion at nearby Hartshorne Primary.	- Continue liaison with local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- Woodville has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. - The site is also within fairly close proximity of the wide range of services and facilities of Swadlincote town centre (2km). - Bus route 61 (hourly) runs between Derby and Swadlincote stops close to the proposed site on Hartshorne Road. Other nearby services includes an hourly service between Ashby and Burton. - Significant new employment development is proposed as part of the Woodville Regeneration Area (1.5km). Existing large scale employment is based along Woodhouse Street and at Tetron Point (circa 2km and 3km respectively).	- 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?	Possibly	- Site is likely to support the nearby Woodville Local Centre. It is less likely to significantly contribute towards new retail or community facilities on site given its 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?	No	- The site appears to have two potential accesses onto the adopted highway, one to the north (Vale Road) and one to the south (Ashby Road). It is unclear whether either would be adequate to service a site of this size alone. - It is likely that this scheme would negatively impact on the A511 and the Clock Island 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?	Possibly	- There is an hourly bus service in each direction between Swadlincote, Burton and Ashby de la Zouch, and a twice-hourly bus service per direction between Swadlincote and Derby. - There is a footway and bridleway that cross the site. No public access routes connect the site with Woodville Road east of the site. - The site has relatively good access to employment and local community and social facilities which could reduce the need to travel	
	Will it make the best use of other infrastructure?	No	- No, or very limited potential to secure capacity improvements to the A511 through development on this site alone	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Woodville and Swadlincote.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could also help sustain local services in Woodville and Swadlincote town centre ( Swadlincote town centre currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues identified.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is restored minerals site which is greenfield.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- None Identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- This site is wholly greenfield and in agricultural use. Development in this location would lead to the loss of a 15.7ha of land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- This site is located outside of an area at fluvial flood risk.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within the city.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Site is productive agricultural land.	- That existing hedgerows and treebelts on the site are preserved and inform site layout. - That all parts of the CWS and protected from development - That local landform is preserved
	Does it respect and protect existing landscape Character?	No	- Site is located in an area of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site - 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.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Development of this site would intrude into the open countryside on the north eastern side of the site, but is contained by existing residential development or the nearby County Wildlife Site on the other sides - 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. - Development could negatively impact local landform which may not be amenable to development	

Version 1

## Swadlincote Site 3: Goseley Estate Extension: Woodville

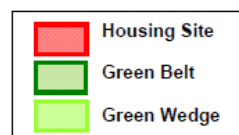
### Description:

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 is within multiple ownership. There is thought to be a low developer interest in the site currently, though due to the size of the site it is expected that builder interest would arise,

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	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?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN and Badger.	
	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 located in the National Forest	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility on any identified sites.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 1.2km (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across the site	- As above
	Will it reduce the number of people involved in accidents	--	- No Data	
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 Community School, which has spare capacity to accommodate some additional pupils, and has the potential to expand. However, other developments in Swadlincote would need to be taken into consideration. - The nearest primary schools to the site are Woodville Infant and Juniors, and Midway. There is little or no capacity at any Swadlincote Primary Schools, although the site could fall within the normal area for Hartshorne Primary	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- Woodville has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. - The site is also within fairly close proximity of the wide range of services and facilities of Swadlincote town centre (2.4km). - Bus route 61 (hourly) runs between Derby and Swadlincote stops close to the proposed site on Hartshorne Road. Other nearby services include an hourly service between Ashby and Burton. - Significant new employment development is proposed as part of the Woodville Regeneration Area (1.5km). Existing large scale employment is based along Woodhouse Street and at Tetron Point (circa 2km and 3km respectively).	- 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?	Possibly	- Site is likely to support the nearby Woodville Local Centre. It is less likely to significantly contribute towards new retail or community facilities on site given its 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?	No	- The site would be likely to add to the peak hour congestion at the 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?	Possibly	- Bus route 61 (hourly) runs between Derby and Swadlincote stops on the Goseley Estate. Other nearby services include an hourly service between Ashby and Burton - A footpath traverses the site and runs alongside the development to the south. - The site has relatively good access to employment and local community and social facilities which could reduce the need to travel	
	Will it make the best use of other infrastructure?	No	- Site will not offer opportunities to deliver safety or capacity improvements on the nearby Clock Island	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Woodville and Swadlincote.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could also help sustain local services in Woodville and Swadlincote town centre (Swadlincote town centre currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre and Woodville local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues identified.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is greenfield.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- None Identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Site is greenfield and in agricultural use. Development would lead to the loss of around 20ha of agricultural land and immature woodland .	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- This site is located outside of an area at fluvial flood risk.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Site is farmland/ immature woodland and has not been previously developed	- That existing hedgerows, tree planting and scrub is retained on site. - That further strategic planting is secured along the northern edge of the site to reduce views from higher ground to the north.
	Does it respect and protect existing landscape Character?	No	- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site - 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.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	Possibly	- The eastern part of the site comprises of scrub and could help screen the site from views to the east. - There is also an extensive are of immature woodland and scrub close to the southern edge of the site - Given the extent of scrub and woodland on site much of this could be lost through site development.	

Version 1

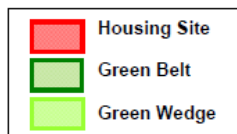


## Swadlincote Site 4: Occupation Lane (Woodville Regeneration Area)

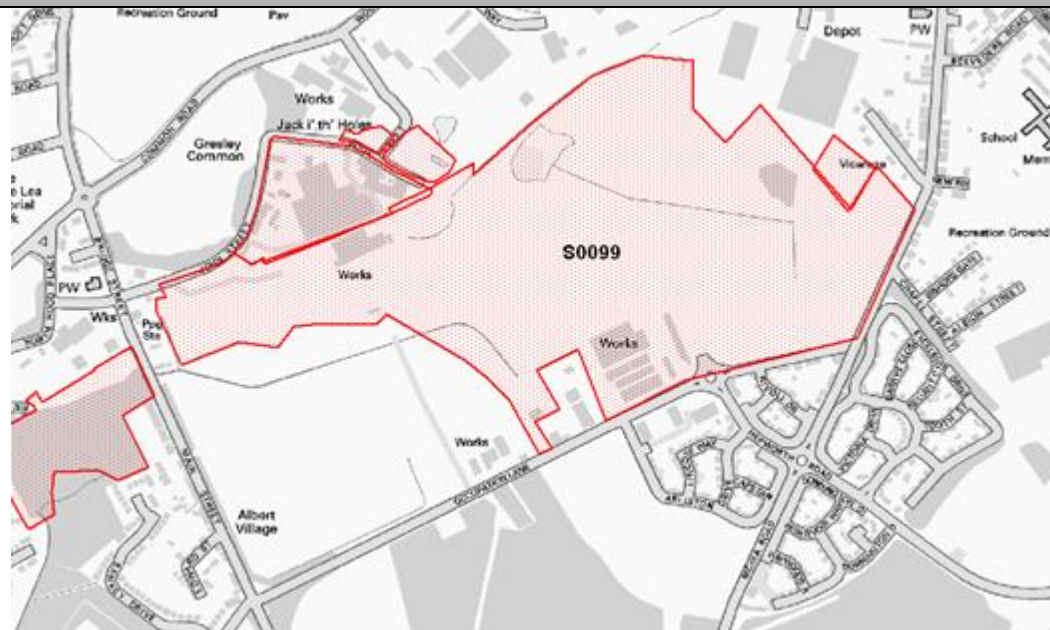
### Description:

The site is located to the south of Woodville and comprises a mixture of brownfield and greenfield land. Two industrial uses are currently in operation on the site. Part of the greenfield land has previously been worked for minerals and subsequently reclaimed.

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation. A small part of the site could drain to a ditch which ultimately discharges to the Mease. Although given the small area involved and the distance from the SAC it is unlikely that surface water discharges will have any discernible impact on the SAC.	- Ensure that the site improves local biodiversity interest
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within 500m of this site. Woodville Pond (SD281), which was located in the northern part of this site, was removed from the wildlife site register in 2009.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN and Badger	
	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 located within the National Forest	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver some affordable housing, although depending on site viability could be a reduce levels compared to greenfield sites within the vicinity.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision related to accessibility on any identified sites.	
	Will it 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	- No there are no empty homes within the development area	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 800m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	Yes	- This area is subject to significant levels of antisocial behaviour.	- As above
	Will it reduce the number of people involved in accidents	Yes	- New development in this area may be able to deliver improvements around Clock Island, including the provision of an alternative route for traffic heading towards Swadlincote from Ashby de La Zouch, therefore reducing traffic on this congested roundabout.	
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 Community School, and Pingle School. - Both schools currently have some capacity to accommodate additional pupils arising from the development, and could accommodate limited expansion. - There is little or no capacity at any Swadlincote primary schools, and it is unclear whether pupils from the site could be accommodated elsewhere in the Swadlincote urban Area.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	Yes	- Development on this site would be employment led. An increase in employment provision will increase local jobs and could contribute towards upskilling and training the local workforce.	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- Woodville has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. - The site is also within fairly close proximity of the wide range of services and facilities of Swadlincote town centre (2km). - Bus route 61 (hourly) runs between Derby and Swadlincote stops close to the proposed site on Hartshorne Road. Other nearby services include an hourly service between Ashby and Burton. - Significant new employment development is proposed as part of the Woodville Regeneration Area (1.5km). Existing large scale employment is based along Woodhouse Street and at Tetron Point (circa 2km and 3km respectively).	- 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?	Possibly	- Site is likely to support the nearby Woodville Local Centre. It is less likely to significantly contribute towards new retail or community facilities on site given its scale, although would deliver open space and National Forest Planting.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?	Yes	- This development would provide an alternative transport route from Butt Lane to the A514 beyond the Clock Roundabout, and would alleviate congestion on the A511 and A514 around this pinch point during peak times.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- There are hourly bus services passing the site along the A514 and A511 including the Number 61 (Swadlincote–Derby) and 9 (Burton–Ashby). - There may be opportunity to improve off road walking and cycling routes on site, and improve connections to proposed PROW in The National Forest. - The site has relatively good access to employment and local community and social facilities which could reduce the need to travel	
	Will it make the best use of other infrastructure?	Yes	- Improved capacity around Clock Island could reduce peak hour congestion and could help bring forward other development locally.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Woodville and Swadlincote.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	Yes	- Employment led development would help improve new jobs in an area which experiences higher than (district) average employment rates	
	Will it encourage economic diversification?	Possibly	- The provision of new employment could support the creation of new businesses or encourage existing businesses from elsewhere in the district or from other areas to move into the area.	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Yes	- Site would be employment led with some housing.	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could also help sustain local services in Woodville and Swadlincote town centre (Swadlincote town centre currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Yes	- This site is partially brownfield and development could help improve townscape character and the quality of the public realm around the Woodville and Church Gresley area. - Development could help safeguard the grade II* TG Green building and improve the setting of other listed buildings located within the regeneration area.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on the inclusion of parts of the site which are previously developed and include areas of built development and hard-standing	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There may limited opportunities to reuse demolition waste on site although impacts would not be significant.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	No	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill - There may be areas of contamination on site and these may require disposal of site, although this is unclear	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	Possibly	- There may limited opportunities to reuse demolition waste on site although impacts would not be significant.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	Possibly	- Development could allow improvements for surface water management on site	- None Identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	Yes	- This site is poorly restored, having been used historically for the extraction of minerals - Around 11ha of the site is greenfield, although it is not in productive agricultural use	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- This site is located outside of an area at fluvial flood risk.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- The redevelopment of this site would be expected to secure the reuse of the former TG Green Factory which is Grade II* listed and currently on the heritage at risk register. - It could also help improve the setting of other listed buildings including Bretby Art Pottery, Church of St Stephen and two bottle kilns.	- Ensure TG Greens and other heritage assets are safeguarded through development
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District. It could also open up this area and potentially improve public access to identified heritage features within the site	- Ensure sites connect to existing public rights of way and cycle routes and that heritage sites are publically accessible where appropriate
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	Yes	- Site is poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District and	- That existing hedgerows and scrub is retained on site wherever possible - That significant new National Forest planting is secured throughout the site.
	Does it respect and protect existing landscape Character?	Possibly	- Site is not located in an area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Development in this urban fringe location would have an impact on the residential development surrounding the site, due to loss of views over an area of open landscape. - The site is almost entirely surrounded by built development, except for a small area to the north west and south west of the site, where significant tree planting would screen new development from the countryside beyond.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Yes	- There is an outgrown hedgerow/tree belt to the south of an existing haulage yard. - The central part of the site is largely devoid of existing landscape features	

Version 1

## Swadlincote Site 5: Land East of Sandcliffe Road Midway

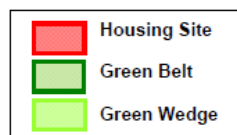
### Description:

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



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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that sites protect and enhance local wildlife sites and improve connectivity to sites
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within 500m 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?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN and Badger.	
	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 located within the National Forest.	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision related to accessibility on any identified sites.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- 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?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across the site	- As above
	Will it reduce the number of people involved in accidents	--	- No data	
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 Community School, which has the capacity to accommodate some of the additional pupils arising from the development, and also has the potential to expand. - This site alone would exceed the existing capacity available at the school. Other developments in Swadlincote would need to be taken into consideration. - The nearest Primary School to the site is Midway. - There is little or no capacity at any Swadlincote Primary Schools	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	No	- Woodville local Centre is within 1.5km and has the following local services and facilities: secondary school, cash point, community centre, convenience store, petrol station, hourly bus service, post office, public house and a library all within 1km. - The site is also within 1.8km of Swadlincote town centre. - Two buses per hour (reducing to one per hour in the evening) operate in the residential area to the south. - The site is within the upper threshold walking time of most services, but the lack of pedestrian and cycling connection points with the adjacent site mean that services and public transport would not be easily accessible	- 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?	Possibly	- May be limited potential for site to support existing local centre in Woodville or Swadlincote - Site may enable the delivery of some local facilities including sports pitches and open space 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?	No	- Site is likely to affect traffic congestion on the A511 and Clock Island to the north of the site - This site could also negatively impact the Sandcliffe Road/Midway Road traffic light controlled 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?	No	- Two buses per hour (reducing to one per hour in the evening) operate in the residential area to the south. - The site is within the upper threshold walking time of most services, but the lack of pedestrian and cycling connection points with the adjacent site mean that services and public transport would not be easily accessible	
	Will it make the best use of other infrastructure?	No	- Site is likely to exacerbate congestion on local road network. - Bus services on the site to the north are difficult to access from 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?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Woodville and Swadlincote.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	possibly	- New development in this location could make a limited contribution towards sustaining local services in Woodville and Swadlincote town centre ( Swadlincote town centre currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity to Woodville and Swadlincote
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues identified.	- None Identified
	Will it increase waste recovery and recycling?	possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is restored minerals site which is greenfield.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- None Identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Site is greenfield and in agricultural use. Development would lead to the loss of around 23ha of agricultural land.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- 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.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Site is productive agricultural land.	- That existing hedgerows and treebelts on the site are preserved where these exist - That significant tree planting along the northern edge of the site is used to limit views from the north
	Does it respect and protect existing landscape Character?	No	- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - 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). - 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.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Yes	- There are few substantial hedgerows, field trees or other landscape elements on site which could help integrate new development into the local landscape. - Site development is not likely to lead to the loss of landscape elements given a relative lack of features on site - National Forest Planting could deliver new and enhance existing habitats such as woodland, hedges on site	

Version 1



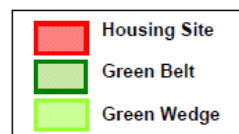
## Swadlincote Site 6: Land North of William Nadin Way/ West of Council Depot

### Description:

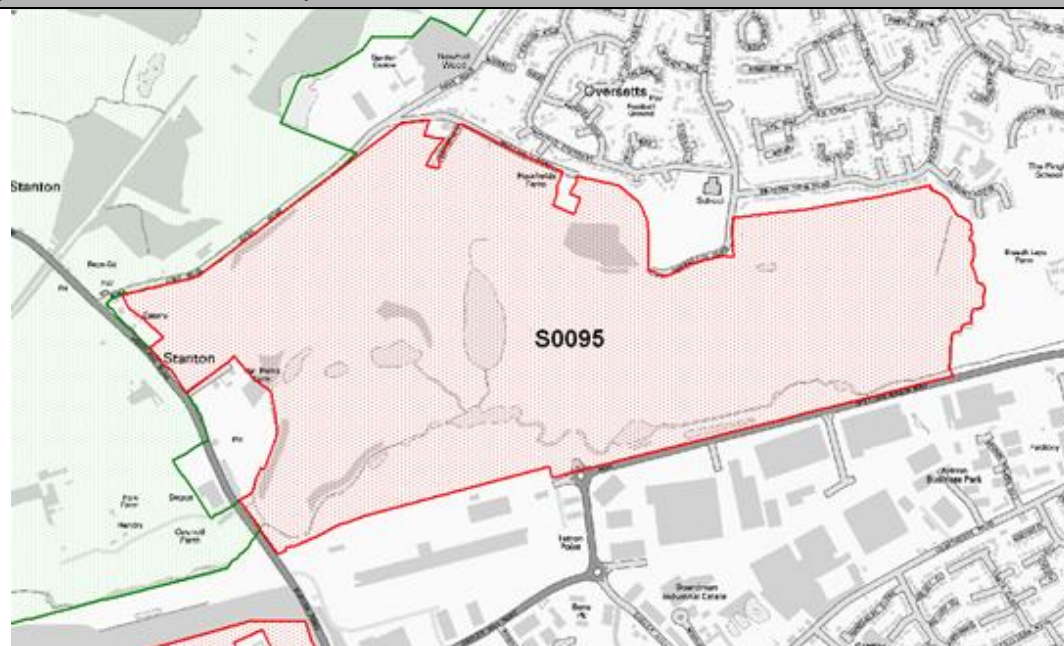
The site lies to the west of Swadlincote, and covers the area from Park Road to the current Council Depot down to William Nadin Way. On the central part of the site there is a golf course currently under construction that will be accessed off William Nadin Way. The site represents former mineral workings and is now classed as greenfield.

Swadlincote town centre is under 2 km away to the east, and the site fronts the A514 (William Nadin Way) which leads to the A444. There is consent for 201 dwellings on the Council Depot site to the east of the site, subject to legal agreements.

#### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that sites protect and enhance local wildlife sites and improve connectivity to sites
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Possibly	- There is one County Wildlife Site (CWS) within the site (SD 273 – Breach Leys Farm) which is located on the eastern edge of the site, and two sites within 500m of the western edge of the site (SD042 Bretby disused railway, and SD304 Cadley Hill railway area)	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, Brown Hare.	
	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, including National Forest 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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision related to accessibility on any identified sites.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting and the other local leisure resources such as the golf course being developed close to this area.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 1km (depending on access) from Swadlincote Surgery on Darklands Road, and could help fund improvements to local medical facilities. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities and improve connectivity to the golf course currently being developed to the south of the site - 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	No	- No known issues with crime and antisocial behaviour across the site	- As above
	Will it reduce the number of people involved in accidents	Possibly	- New development in this area may be able to deliver improvements to off road cycling routes, and could join up to proposed pedestrian and cycle route (NCN63 Burton to Leicester), which is being delivered as part of the golf course. There is also potential to improve off road links between Tetron Point and Newhall	
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 Allit and Pingle School. - Pingle School has some capacity to accommodate additional pupils arising from the development and could accommodate limited expansion, although William Allit is at capacity - The nearest primary school is Fairmeadows. There is little or no capacity at any Swadlincote primary school.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- Swadlincote Town Centre is within 1km and has the following local services and facilities: cash point, community centre, convenience store, Supermarket, petrol station, hourly bus service, post office, public house and a Library and Leisure Centre. - There are hourly bus services passing the site along the A514 including the Number 61 (Swadlincote–Derby) and 9 (Burton–Ashby). - Significant new employment development is located close to the site at Tetron Point.	- 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?	Possibly	- Development of this scale would contribute towards new open space provision. It may also support the delivery of new primary school or local centre provision although this is uncertain.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?	Yes	- Development in this area is unlikely to have any significant impact on the local road network and could enhance walking and cycling provision locally. - The development is related close to local employment, retail and other services and could reduce the need to travel	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- There is opportunity to improve local walking and cycling provision between Newhall and Swadlincote - Swadlincote bus station is close to the site. There is relatively good public transport provision locally, and new development in this area could support existing services, with frequent services to nearby towns and villages.	
	Will it make the best use of other infrastructure?	Possibly	- New development in this area may be able to deliver improvements to off road cycling routes, and could join up to proposed pedestrian and cycle route (NCN63 Burton to Leicester)	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Tetron Point and Cadley Hill industrial Areas	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could also help sustain local services in Swadlincote town centre (which currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues identified.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	Possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is restored minerals site which is greenfield.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements in the Darklands Brook, but could have a neutral impact where appropriate surface water management on site is secured.	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A444
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	Yes	- Site is a restored waste site and is not in productive agricultural use. .	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- There are no significant areas at fluvial flood risk on this site, although limited areas around the Darklands Brook do exist. - There is a small area affected by pluvial flooding to the east of the site.	- Ensure sites are restricted to those areas where there is no risk of fluvial flooding
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing or proposed public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	Yes	- Site is poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District and	- That existing hedgerows and tree planting around local transport routes be retained and enhanced - That any sites reflect onsite habitat provision and biodiversity gain on the adjacent golfcourse site - Those National Forest Planting requirements are secured on site.
	Does it respect and protect existing landscape Character?	Possibly	- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - Site is largely contained within the wider Swadincote urban area - The land rises notably to the north, presenting views into the site from many parts of Newhall and Stanton	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Yes	- There are few landscape elements within the site to help integrate development into the local landscape/townscape, although tree planting along the B5353, A444 and A514 would help reduce near views into the site and would be retained - There are considerable opportunities for new tree planting and other habitat creation, both on the golf course and on potential housing sites. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

## Swadlincote Site 7: Land around Church Street/Thorpe Downs Road

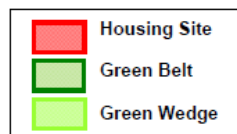
### Description:

The principal site lies adjacent to Church Gresley. The smaller site lies within close proximity to the east of the principal site and is also adjacent to the existing built up area of Church Gresley.

Swadlincote town centre is 1.3 miles to the north; the A444 lies to the west of the site and the A511 to the east of the sites.

The principal site comprises a green field site which is bordered by trees and hedgerows along their boundaries. There is National Forest planting (Church Gresley Wood) that lies to the south and east of the site. The smaller site is a brownfield land. Both sites are identified as countryside in the South Derbyshire's Local Plan 1998. The sites are not located within the greenbelt.

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no local wildlife sites on either site,	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger and Watervole.	
	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 both sites. - The site is located within the National Forest	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision related to accessibility on any identified sites.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting locally.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 1400m from (depending on access) from Gresleydale Healthcare Centre (by the shortest walking route), and 2km by road. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Open space and leisure requirements placed on new development could improve existing footpath routes and would connect to Gresley Wood and other PROW in The National Forest.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	- As above
	Will it reduce the number of people involved in accidents	--	- No significant issues identified	
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 Community School and The Pingle School. - Both schools have spare capacity to accommodate additional pupils, and have the potential to expand. Other developments in Swadlincote could have an impact on the current capacity of these schools. - The nearest Primary School is St Georges. There is currently little or no capacity at any Swadlincote primary school.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Yes	- The site is located within close proximity to a convenience store, a pharmacy and a cash point. The closest Medical Practice is around 1.5km from this site. - The site is also within 1.8km of Swadlincote town centre. - Church Street offers twice per hour services between Burton upon Trent and Swadlincote during the day and an additional hourly service between Burton upon Trent, Swadlincote and Ashby. - The site is traversed by three public rights of way and located close to a cycle route.	- 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?	Possibly	- The site could contribute towards the delivery of new open space - The site could contribute towards the viability of nearby shops and is accessible to Swadlincote Town Centre by walking and cycling	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?	Possibly	- Church Street is a principal road within Swadlincote, and connects to roads leading to the A444 and A514. - There is currently uncertainty over the access point for the principal site. The smaller site is most likely to have access from Penkridge Road and/or Main Street. - The site would generate additional traffic, which would need to be managed on Church Road, Main Street, A511 and A514. - Opportunity to improve off road walking and cycling routes on 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?	Possibly	- Transport modes on this side of the A444 away from the urban area are undeveloped. The site has no cycle access, although there is a public right of way connecting to Burton Road to the north which runs eastwards towards the proposed golf course and Swadlincote town centre.	
	Will it make the best use of other infrastructure?	Yes	- National Cycle route 63 runs along Thorpe Downs Road, connecting to Swadlincote town centre in one direction and towards Conkers in the other.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Tetron Point and Cadley Hill industrial Areas	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could contribute towards sustaining local services in Swadlincote town centre (less than 2km) (which currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites a are located outside of the settlement boundary in the countryside, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	Possibly	- The principal site is greenfield, a smaller site is brownfield. - The development of the larger site would allow for the redevelopment of over a 100 new homes to be built on a previously developed smaller site	-
	Will it increase waste recovery and recycling?	Possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- Despite the smaller site being brownfield, there are few opportunities to reuse demolition waste on site.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements locally	- None Identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	Yes	- The development of the larger site would allow for the redevelopment of over a 100 new homes to be built on a previously developed smaller site	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- This site is located outside of an area at fluvial flood risk.	- None Identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	Yes	- The smaller site is brownfield and underuse. Up to 100 homes could be accommodate on this part of the site	- That existing hedgerows including that which divides the site are retained as far as possible - That National Forest Planting requirements are secured on site.
	Does it respect and protect existing landscape Character?	Yes	- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity - The site is surrounded on its south and west of the site by plantation woodland, which screens the site from the countryside beyond. - There is a substantial hedgerow screening housing on the northern edge of the site - Development in this urban fringe location would have an impact on the residential development to the north and east of the site	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Yes	- There are hedgerows surrounding almost all of the site and a small hedgerow separating the two fields which comprise the site running south west to north east - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

Version 1



## Swadlincote Site 8: Land West of Swadlincote

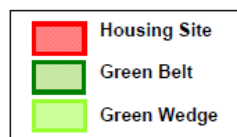
### Description:

The two sites lie 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.

Both sites comprise of fields which are used for agriculture purposes, and have a limited number of trees and hedgerows bordering the sites. Pockets of woodland lie to the north, south and west of the sites. The A444 forms the eastern boundary of the two sites, and beyond that lies Swadlincote and an area of industrial development.

There is thought to be medium developer interest in the sites, and it is expected that the houses built will have a low end value. Swadlincote's relative affordability has the potential ability to draw in commuters from the wider sub-region, and possibly those from neighbouring towns looking to get a foot on the property ladder. The sites are in a single ownership.

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that development reflect the location of the County Wildlife site to the north of the sites
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Possibly	- 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?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger	
	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 located within the National Forest	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision related to accessibility on any identified sites.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting locally.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 1km (depending on access) from Swadlincote Surgery on Darklands Road, and could help fund improvements to local medical facilities. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities and improve connectivity to the local PROW network around Church Gresley to the golf course currently being developed to the east of the site	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour on this site	- As above
	Will it reduce the number of people involved in accidents	--	- No significant issues 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 The William Allitt School, which is currently at capacity and has no scope for expansion. - Pingle School does have spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. - The nearest primary schools to the site are Stanton County Primary School, and St Georges C of E Primary School. - There is little or no capacity at any Swadlincote primary school.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	No	- The site is located around 2km from the nearest local centre (Castleton Park). - The site is also within 2.75km of Swadlincote town centre. - The site offers good access to a wide range of employment opportunities in Swadlincote, including around Tetron Point. - Bus services run three times per hour between Burton and Swadlincote, and once per hour during the evening.	- 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?	Possibly	- Development of this scale would contribute towards new open space provision. It may also support the delivery of new primary school or local centre provision although this is uncertain. - Transport modes on this side of the A444 away from the urban area are undeveloped. The site has no cycle access, although there is a public right of way connecting to Burton Road to the north which runs eastwards towards the proposed golf course and Swadlincote town centre. - There may be potential to improve public transport 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?	Yes?	- Development in this area is unlikely to have any significant impact on the local road network and could enhance walking and cycling provision locally. - The development is related close to local employment, although its dislocation from other services could encourage car use	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	No	- Transport modes on this side of the A444 away from the urban area are undeveloped. The site has no cycle access, although there is a public right of way connecting to Burton Road to the north which runs eastwards towards the proposed golf course and Swadlincote town centre.	
	Will it make the best use of other infrastructure?	No	- No	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Tetron Point and Cadley Hill industrial Areas	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could make a limited contribution towards sustaining local services in Swadlincote town centre (which currently has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres).	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites a are located outside of the settlement boundary in the countryside, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	Possibly	- New development would lead to a general increase in waste generation during construction and operation phases. - Part of the site is currently hard standing and reuse of this material could reduce need for primary won building materials	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	Possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	Possibly	- Part of the site is currently hard standing and reuse of this material could reduce need for primary won building materials	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements in the Darklands Brook, but could have a neutral impact where appropriate surface water management on site is secured.	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A50 across all sites.
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	Yes	- Site is largely regenerated coal stocking yard and is not in productive agricultural use. .	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- This site is almost entirely located outside of an area at fluvial flood risk, although a very small area of the northern site is at floodrisk from the Darklands Brook flowing out of bank.	- Ensure sites are restricted to those areas where there is no risk of fluvial flooding
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms (albeit new homes within Swadlincote will be more energy efficient than existing housing stock locally). - The site is relatively well located in respect of employment and local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	Yes	- Site is poorly restored following historical minerals working and waste disposal. Development could help protect productive greenfield sites elsewhere in the District and	- That existing hedgerows and tree planting and scrub around the site is integrated into any development scheme - That National Forest Planting requirements are secured on site.
	Does it respect and protect existing landscape Character?	Possibly	- 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 and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside. - Area is located in a natural dip which could reduce visual impacts of development in this area	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Yes	- Site to the north of the northern site is a County Wildlife Site and recent site surveys indicate that it still meet the selection criteria for a CWS. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

Version 1

## Swadlincote Site 9: Mount Pleasant Extension , Mount Pleasant

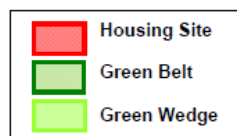
### Description:

Mount Pleasant extension lies south west of Swadlincote adjacent to the existing Mount Pleasant residential estate. The site borders the southern edge of Castle Gresley. Swadlincote town centre is approximately 3.1 miles to the north east.

The A444 Burton Road lies to the west of the site. The A444 provides access to Burton the A38 and the A42.

The site comprises agricultural land that is bordered by trees and hedgerows along the field boundaries. The site is surrounded to the north by new residential development. Ribbon development borders the site to the east. The remaining boundaries of the site are bordered by open, undulating fields, which are interspersed by hedgerows and pockets of woodland.

### 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 2km of a statutory wildlife site, although a small part of this site appears to drain to an unnamed watercourse which discharges to the River Mease SAC and SSSI, 6km to the south.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no local wildlife sites on site, although Swains Park Wood (SD025) is located 350m to the east of the site.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, GCN, Badger.	
	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	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within Swadlincote and South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Site would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified.	
	Will it 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	- 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- The site could improve access to local open space including National Forest Planting and the other local leisure resources such as the golf course being developed close to this area.	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- The site is located around 2km from Gresleydale Healthcare Centre. Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?	Yes	- Open space and leisure requirements placed on new development - The site could connect to the local PROW network around Castle Gresley and Mount Pleasant	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	No	- No known issues with crime and antisocial behaviour across the site	- As above
	Will it reduce the number of people involved in accidents	No	- Site may have no impact. However Fields Lane (one of the potential accesses which could serve the site) is very narrow and could create safety issues if traffic volumes increase notably.	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?	?	- The nearest secondary schools are The Pingle School and The William Allitt School. - The William Allitt School is currently nearing capacity and does not have the potential to expand. The Pingle School has some spare capacity and has potential to expand, although other developments in Swadlincote would need to be taken into account. - The nearest primary school to the site is Linton.	- Continue liaison with local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would increase access to affordable and low cost private housing within the Swadlincote Area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	No	- The site is located around 2km from the nearest local centre (Castleton Park). - The site is located around 4 km from Swadlincote town centre. - The site offers some access to employment opportunities including Tetron Point (2.8km) and Heathcote Road (3km). - Mount Pleasant Road has 2 buses per hour running between Swadlincote, Burton and Ashby de la Zouch, with no evening service, and one per hour between Swadlincote-Derby. - There are a number of PROW which skirt the western and southern boundary of this 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?	Possibly	- Development of this scale may contribute towards new open space provision and other community facilities. It is unlikely on its own to support the delivery of new primary 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?	Possibly	- Traffic generated by the site would likely impact on the A444 - The dislocation of the site from local services is likely to encourage car use	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- There is opportunity to improve local walking and cycling provision - Mount Pleasant Road has 2 buses per hour running between Swadlincote, Burton and Ashby de la Zouch, with no evening service, and one per hour between Swadlincote-Derby.	
	Will it make the best use of other infrastructure?	No	- New development in this area is unlikely to contribute towards the significant infrastructure provision or free up capacity of existing infrastructure locally.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring Tetron Point and Cadley Hill industrial Areas	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	--	- N/A	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could make a limited contribution towards sustaining local services in Swadlincote town centre 4km away. The town has a vacancy rate of around 12.5%, which is broadly in line with national vacancy rates for shopping centres.	- Ensure good connectivity and access by a variety of transport options to Swadlincote Town Centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed so it will not help regenerate existing built up areas, but could reinforce local design and character	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases. - There are no site-specific waste generation issues identified.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	Possibly	- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins	
	Will it reduce the proportion of waste sent to landfill?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There are no identified opportunities to reuse aggregates on site as site is greenfield.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements locally	- Require appropriate mitigation to reduce potential noise impacts associated with development close to the A50 across all sites.
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Site comprises of 26ha of agricultural land which is currently in use.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- This site is almost entirely located outside of an area at fluvial flood risk. - A very small area of the northern site is at flood risk.	- Ensure sites are restricted to those areas where there is no risk of fluvial flooding
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate terms - (The site is relatively poorly located in respect of local service provision within Swadlincote	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Site is agricultural and development would lead to the loss of 26ha of productive land.	- That existing hedgerows and wooded areas be retained and enhanced - That National Forest Planting requirements are secured on site.
	Does it respect and protect existing landscape Character?	possibly	- 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 would represent a significant intrusion into the countryside.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Yes	- The site is bounded to the south by an outgrown hedgerow and to the west by scrub and trees. There are a number of other wooded areas within the site including centrally and to the north of the site. - The site lies within The National Forest and would contribute towards new tree planting and habitat creation.	

Version 1



## Rural Sites 1: Aston Sites

### Description:

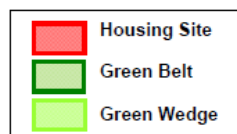
The village of Aston on Trent lies towards the north east of the District, and is located approximately 11km south east of Derby.

Aston on Trent is a small village that is varied in character.

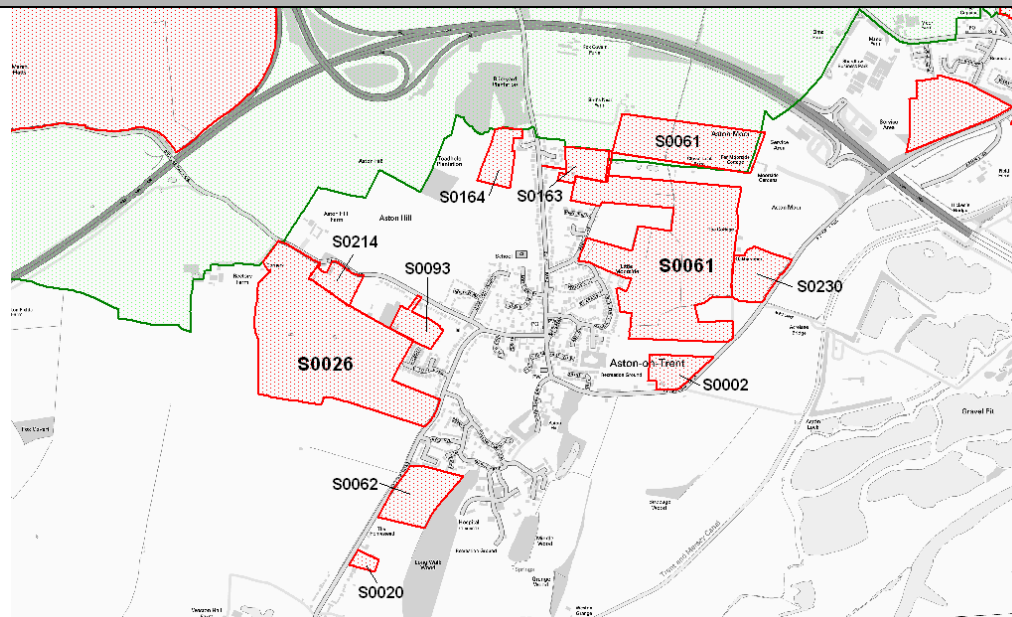
There are three sites in Aston on Trent, two to the east and one to the west. All the sites comprise agricultural fields that are used for arable farming. The field boundaries are defined by hedgerows and trees. All the sites are currently in multiple ownership, but the owners are willing to develop the site for residential use and there is medium to high developer interest.

The Aston Hall Hospital site to the south of the village has been developed for housing over the last 10 years, but there is a remaining small area to be developed.

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within any of the sites. There are two non-statutory wildlife sites located within 500m of potential housing sites in Aston including SD167 (Brickyard Plantation) which is around 200m from the northern site, and SD163 (Long Walk Wood) which is 450m from the southern site. No impacts are likely as a result of site development	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species within the identified sites or within 500m including Breeding Birds, Bats, Badger, GCN.	
	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.	
	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 homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	Possibly	- Site promoters for one of the Aston sites are seeking to include retirement accommodation which could include assisted living accommodation.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire.	
	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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision	- Ensure new development improves access by walking and cycling to facilities in the villages
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- There are existing healthcare facilities are located at Aston, and Shardlow. However Aston only benefits from a part time doctors surgery. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	Possibly	- Development which includes the reuse of the hospital site would help to resolve crime and antisocial behaviour issues around this site.	- As above
	Will it reduce the number of people involved in accidents	--	- None 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 Chellaston Academy, which is at capacity, cannot extend, and therefore cannot accommodate the additional pupils that would be generated by additional growth in this area. - 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 Aston on Trent Primary School, though the capacity details are currently unknown.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent to the existing village, and have relatively easy access of the limited range of facilities in Aston and surrounding villages. - 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. - Secondary School provision is at Chellaston Academy in Derby City, although this school cannot accommodate further growth. - There are employment opportunities in Derby City around Raynesway, and in Castle Donington. - There is an hourly bus service between Aston on Trent and Derby, however there is no evening service.	- 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?	Yes	- Strategic growth could support the provision of new education, open space and sports provision and potentially local and community 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?	Possibly	- The main road through Aston (Weston Road) has capacity limitations, caused mainly by parked cars and an otherwise narrow carriageway. - It is likely that the development of any of the sites would impact upon the A6 and the roundabout junction of the A6 and the B5010. - The surrounding rural road network is not of a standard that would easily cope with strategic levels of 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?	Possibly	- There is an hourly bus service between Aston on Trent and Derby, however there is no evening service. - The sites are approximately 3 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?	Possibly	- New development in this area could support existing services and facilities and could make a limited contribution towards supporting local transport infrastructure in and around the village	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Derby and Castle Donington.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in Aston could sustain local services such as local shops or public transport in Aston and surrounding villages.	- 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?	Possibly	- Most sites are not previously developed and will not regenerate existing built up areas. - However, there is a large previously developed site at Aston Hall, which is derelict and affecting the setting of a nearby listed building. Development in this area could help to improve local design and character.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	Possibly	- New development would lead to a general increase in waste generation during construction and operation phases. - There may be potential to reuse demolition waste on the Aston Hospital site.	- None Identified
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	Possibly	- There may be potential to reuse demolition waste on the Aston Hospital site.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development in some locations could lead to increase noise complaints as a result of the proximity of sites to the airport, the race circuit and Shardlow Quarry.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	Possibly	- Most sites would lead to the loss of greenfield agricultural land - The Aston Hall site is previously development and derelict. Its reuse would safeguard greenfield land use elsewhere.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Sites are located outside of areas at fluvial flood risk.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. . - The site is relatively well located in respect of employment and local service provision within Castle Donington and Derby City.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- Development on a number of sites is likely to affect the setting of nearby listed buildings - Development on the site to the south of Chellaston Lane could lead to the loss of intact ridge and furrow. - The regeneration of the Aston Hall Hospital site could make a minor contribution to improving the setting of the listed Aston Hall Hospital.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the Trent and Mersey Canal which is an important cultural and leisure resource within the District	- Ensure sites connect to existing public rights of way and cycle routes and the Trent Mersey Canal beyond.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	Possibly	- Most sites are productive agricultural land. The redevelopment of the Aston Hall site would reduce the amount of Derelict land within the District	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- All site fall outside areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - Sites to the East of Aston could be more difficult to screen due to the lack of landscape features and the open nature of the local landscape. - All sites could contribute towards green infrastructure provision.	

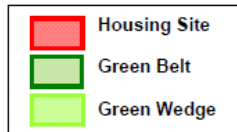
## Rural Sites 2: Shardlow Sites

### Description:

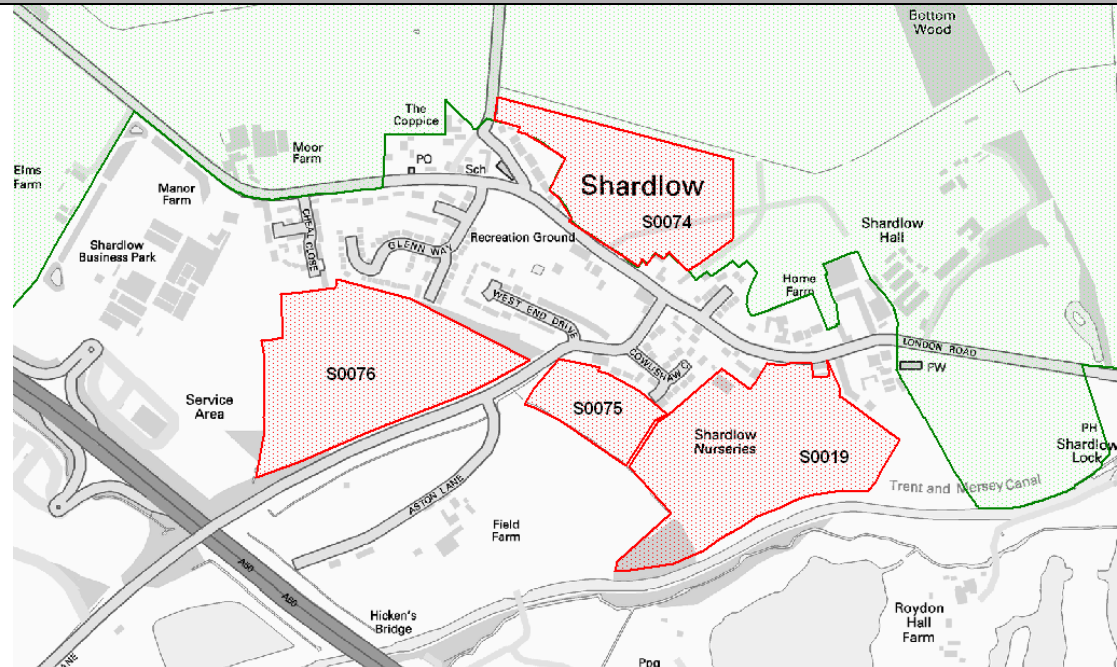
The village of Shardlow lies toward the north east of the District and is located approximately 9km south east of Derby. The village is linear in nature strung out along the A6 London Road. Its character is heavily influenced by the Trent and Mersey Canal and the warehouses and marinas which were developed in the 18<sup>th</sup> and 19<sup>th</sup> century, following completion of the canal.

There are four sites in Shardlow, all located on the western end of the village. All the sites comprise agricultural fields that are used for farming. All sites are affected by floodrisk.

### 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 are not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no County Wildlife Sites within any of the sites and no sites located within 500m of identified sites.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger and Otter.	
	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.	
	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?	Yes	- Sites would contribute towards the delivery of homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision earmarked/identified on any sites	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments in South Derbyshire	
	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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision	- Ensure new development improves access by walking and cycling to facilities in the villages
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- There are existing healthcare facilities are located at Aston, and Shardlow. - Development could help fund improvements to local health care facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	?	- <b>More Data Required</b>	- As above
	Will it reduce the number of people involved in accidents	--	- None 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 Chellaston Academy, which is at capacity, cannot extend, and therefore cannot accommodate the additional pupils that would be generated by additional growth in this area. - It is unclear whether pupils could attend Wilsthorpe School in Long Eaton - The nearest primary school is Shardlow Primary School though the capacity details are currently unknown.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire, with average house prices being around £230,000.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent to the existing village, and have access of the limited range of facilities in Shardlow and surrounding villages, including Aston and Castle Donington. - 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 are employment opportunities in Derby City (around Raynesway), and Castle Donington (Willow Farm, and former power station site). - There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays.	- 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?	Yes	- Strategic growth could support the provision of new education, open space and sports provision and potentially local community 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?	Possibly	- The sites are approximately 1.5 km from the A50/A6 strategic road network and the proposed park and ride scheme at Boulton Moor. - There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays. - However, it is likely that the large scale development across multiple sites could impact upon the A6 and the roundabout junction of the A6 and the B5010, especially in combination with development around Boulton Moor. - The surrounding rural road network is not of a standard that would easily cope with strategic levels of 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?	Possibly	- There is a frequent bus service between Derby which runs twice hourly during the day and hourly at night (24 hours), weekdays and during the weekend and bank holidays - There is park and ride site proposed around 1.5km to the west of the village to serve Derby City - The provision of additional pedestrian/cycle links could improve the local PROW network.	
	Will it make the best use of other infrastructure?	Possibly	- New development in this area could support existing services and facilities and could make a limited contribution towards supporting local transport infrastructure in and around the village including the 24 hour bus service which serves Derby City and East Midlands Airport.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Raynesway(Derby Commercial Park) and Castle Donington.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in this location could sustain local services such as local shops or public transport in Shardlow and surrounding villages.	- Ensure good connectivity to Shardlow village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Most sites are not previously developed and will not regenerate existing built up areas. - However, one of the sites includes a derelict nursery and petrol station and the redevelopment of this site could contribute to improving local townscape character.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	Possibly	- New development would lead to a general increase in waste generation during construction and operation phases. - There may be potential to reuse demolition waste on the former nursery site although this is uncertain.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	Possibly	- There may be potential to reuse demolition waste on the former nursery site although this is uncertain.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development in some locations could lead to increase noise complaints as a result of the proximity of sites to the airport, the race circuit and Shardlow Quarry.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	Possibly	- Most sites would lead to the loss of greenfield agricultural land - Although part of site S0019 comprises of derelict land. Its reuse could safeguard productive greenfield land use elsewhere.	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	No	- Sites S/0019, S/0074 and S/0075 are all identified as being at high flood risk from fluvial flooding (river flooding from the Trent). - Site S/0076 is at mixed flood risk with the around half the site to the south not being at risk, and the northern part of the site (that closest to the settlement) being at medium or high flood risk. - Flood works to protect communities on the Derbyshire Derwent are planned although it is unclear when these may be completed, or to what extent they will protect villages in South Derbyshire	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. - Sites are relatively well located in respect of employment and local service provision Castle Donington and Derby City.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- Development on sites S/0074 and to a lesser extent S/0019 could impact on the setting on the Trent and Mersey Canal - Development on sites S/0074, S/0075 and S0019 could impact on the setting of listed buildings in the vicinity of London Road and Shardlow Hall	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development on site S/0074 could connect to PROW SD39/6/1, site S0075 could link to PROW SD39/5/1 whilst site S/0075 could link to PROW SD39/41 and could therefore all provide access to the Trent and Mersey Canal. - Development on the site S/0019 whilst being adjacent to the Trent and Mersey canal cannot link to this cultural asset as the tow path is the other side of the cut.	- Ensure sites connect to existing public rights of way and cycle routes and the Trent Mersey Canal beyond.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	Possibly	- Most sites are productive agricultural land. The redevelopment of part of site S0019 could would reduce the amount of Derelict land within the District.	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- A number of sites are located in an area defined as being of secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	



## Rural Sites 3: Melbourne Sites

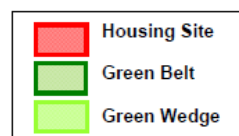
### Description:

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 a narrow area of countryside to the north beyond which lies the smaller village of King's Newton.

The 6 sites are located on the outskirts of Melbourne, 2 to the east of the village, 1 to the northwest of the village, and 3 located in the gap between Melbourne and King's Newton.

The sites are all within single ownership and there is mixed developer interest across them, with high interest in adjoining sites S0009/0225/0226.

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There is a non-statutory wildlife site (SD137 Melbourne Railway) within 500m of sites S/0009, S/0225, S/0226 and S/0190 to the east of Melbourne. - There is a non-statutory wildlife site (SD229 Melbourne Pool) within 200m of site S/0108 to the east of Melbourne. - Development is unlikely to affect any of the identified wildlife sites	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for Bats, Breeding Bird and Badger	
	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.	
	Will it protect sites of geological importance?	Yes	- <b>There are no regionally important geological sites within this area or within 1km of the site</b>	
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 homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified/earmarked for any of the sites identified	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments in South Derbyshire	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision	- Ensure new development improves access by walking and cycling to the village centre and other services
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Melbourne (Penn Lane), Aston (Bell Avenue), and Chellaston (Rowallan Way, and Fellow Lands Way) all of which are accepting new patients. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	Possibly	- Development which includes the reuse of the hospital site would help to resolve crime and antisocial behaviour issues around the Aston Hall.	- As above
	Will it reduce the number of people involved in accidents	--	- None 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 Chellaston Academy in Derby city, which is already over capacity - Melbourne Primary School is at capacity and unable to accommodate further significant growth. - Melbourne Junior School is nearing capacity and has only 25 additional spaces available	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent to the village have access of the range of facilities within Melbourne. - There are some local facilities (including doctor's surgery, dentists, chemists, shop, supermarket, bank, primary school, junior school, public house, cash point, library, community centre and assembly rooms, and outdoor sport provision). - There are limited employment facilities within Melbourne. - Major employment sites are located at Castle Donington, East Midlands Airport, and in Derby city. - There is an at least hourly bus service connecting Melbourne to Derby city centre and Swadlincote. - National Cycle Network route number 6 passes close to Melbourne and connects the village to Derby	- 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?	Yes	- Strategic growth could support the provision of new facilities such as sports provision, social and community facilities, or support existing, retail, financial services and community 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?	No	- Melbourne has good access to the A514. - A number of road in the village have capacity limitations, caused mainly by parked cars and an otherwise narrow carriageways.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- There is an at least hourly bus service connecting Melbourne to Derby city centre and Swadlincote. - The provision of additional pedestrian/cycle links could improve the local PROW network including National Cycle Route 6.	
	Will it make the best use of other infrastructure?	Possibly	- New development in this area could support the enhanced use National Cycle Network route number 6 , where development can deliver improved links to this route which passes to the north east of the village	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Derby and Castle Donington.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in this location could sustain local services such as local shops or public transport in Melbourne and surrounding villages.	- 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?	Possibly	- Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There is no potential to reuse demolition waste on any of the sites identified.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development in some locations could lead to increase noise complaints as a result of the proximity of sites to East Midlands Airport, and Donington Park Race Circuit.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites would lead to the loss of greenfield agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Most of the sites are located outside of the floodplain, except parts of sites S/0108 and particularly S/0109 both on the east of Melbourne which are located within flood zone 3a. - Built development on these sites could be located away from those parts in the flood zone.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. - The site is relatively well located in respect of employment and local service provision within Castle Donington and Derby City.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	No	- Development on site S/0108 could have a significant impact on the character of the village including the conservation area and a number of listed buildings - Development on site S/0176 could affect the setting of the King Newton Conservation Area - Development on sites S/0009, S/0225 and S/0226 could reduce the physical separation between Kings Newton and Melbourne and could affect the setting of Kings Newton conservation area	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- New development in this area could connect to the National Forest and local PROW and could increase access within and to the village which is a historically important part of South Derbyshire.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Sites are all greenfield and agricultural.	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- All sites fall outside areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	

Version 1

## Rural Sites 4: Hatton Sites

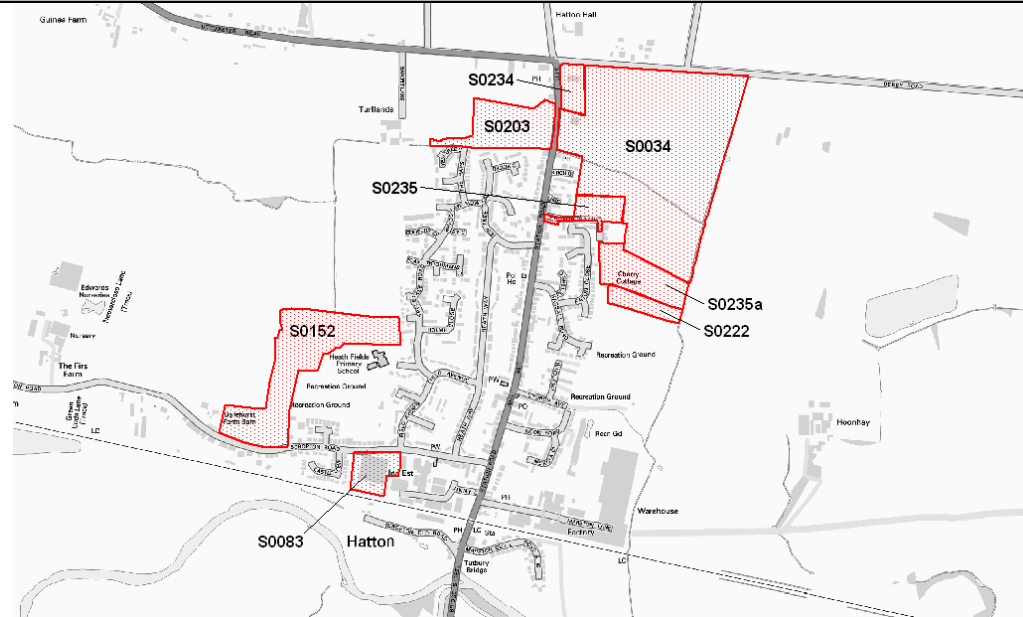
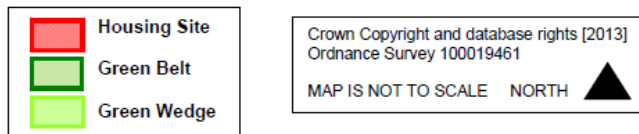
### Description:

The sites are located on the northern edge of Hatton village. It 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.

There are several SHLAA sites that are included in this location. The sites comprise agricultural fields bordered by trees and hedgerows, which are especially prominent on the eastern boundary.

The site as a whole is in multiple ownership, and 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non-statutory wildlife sites located within 500m of potential housing sites in Hatton.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, GCN and Black Poplar.	
	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.	
	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?	Yes	- Sites would contribute towards the delivery of homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified/earmarked for sites in Hatton.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision	- Ensure new development improves access to local walking and cycling routes
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Tutbury, located around 2km from the site. - It is unclear whether strategic growth could support the delivery of new medical facilities locally	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across identified sites	-
	Will it reduce the number of people involved in accidents	Yes	- Development in Hatton would contribute to the River Dove Flood alleviation scheme which will protect the village from flooding from the River Dove. - Development may also contribute towards reducing HGV movements through the village	
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, Etwall which does not have capacity to accommodate additional pupils - The nearest primary school is Hatton Primary School. This school has room for expansion.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- Development could deliver new affordable housing to this area. - It could also deliver further market housing to this area (there have been 6 homes built in Hatton since 2006).	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- Site are located adjacent to the existing village and would have access to the limited range of facilities in Hatton and surrounding villages, these include shops, primary school, cash point, community centre, convenience shop, petrol station, hourly bus service, outdoor leisure provision, post office, public house and a mobile library service. - There are employment opportunities in Hatton itself, as well as Church Broughton, Scropton and Burton on Trent. - There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The provision of additional pedestrian/cycle links could improve the local PROW network which is limited to the north east of Hatton.	- 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?	Possibly	- Strategic growth could support open space and sports provision and potentially local and community 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?	Possibly	- Hatton has good access to the A511 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale 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?	Possibly	- There is an hourly bus service to Derby and Burton that runs along Station Road, and a further hourly bus service connecting Burton and Uttoxeter, via Station Road. - The provision of additional pedestrian/cycle links could improve the local PROW network - Hatton is one of only two villages in the District which has a train station. - The village has relatively good service provision and is well related to nearby major employment sites (including within the village) which could help reduce the need to travel	
	Will it make the best use of other infrastructure?	Yes	- Hatton is one of only two villages in the District which has a train station and further growth could support rail services.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Hatton, Scropton and Church Broughton	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- Further housing growth within rural areas could help sustain existing rural businesses and growth. It could also enable workers in Hatton opportunity to live close to their place of employment (the large scale expansion of a local food and drink manufacturer has recently created over 425 jobs in the village)	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could sustain local services such as local shops or public transport in Hatton or surrounding villages.	- Ensure good connectivity to Hatton village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- Sites are greenfield and would not present opportunities to reuse demolition waste or materials on site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development in some locations could lead to increase noise complaints as a result of the proximity of sites to the A511	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Sites would lead to the loss of greenfield agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Sites lies within flood zone 3, which represents a high risk from flooding. However, the proposal would be expected to contribute towards the construction and/or management flood defences currently being constructed as part of the Dove flood alleviation scheme. This would help defend new and existing residents from river flooding. - Development would be expected to contribute towards the provision flood defence infrastructure, it is considered that development would help reduce and manage flood risk locally.	- Work with developers and EA on flood risk matters
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. - Development could help manage climate change impacts associated with flooding locally	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- There is no conservation area in Hatton. - There are no listed buildings likely to be affected by housing development on this site. - There may be limited potential for development to effect the setting of Tutbury Castle (a SAM and listed building) to the south where sites are visible	- Ensure that sites are designed and implemented to minimise impact on the setting of Tutbury Castle
To improve access to the cultural heritage of 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	- No opportunities to improve access to historic or cultural assets are identified.	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Sites are all greenfield	- That existing hedgerows and treebelts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?	Possibly	- The sites are all located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	



## Rural Sites 5: Hilton Sites

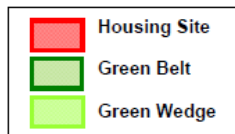
### Description:

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

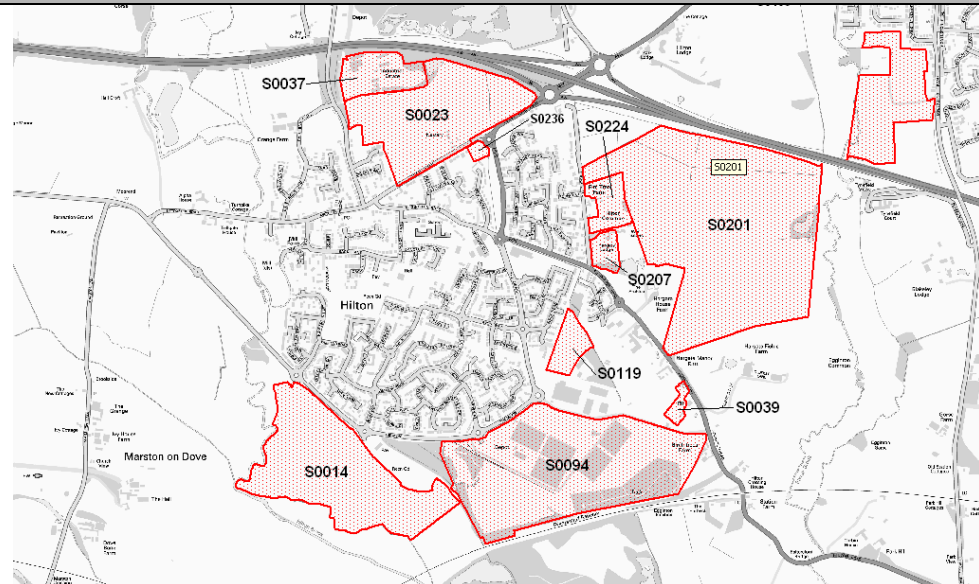
The sites comprise a mixture of agricultural fields and some industrial areas. The village is bordered to the north by the A50 and to the south by the railway, with open fields to the east and west.

The sites are all within single ownership and there is mixed developer interest across them, with high interest in sites S/0094 and S/0023.

### 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	- There is an SSSI (Hilton Gravel Pits) to the north of Hilton, separated from the most northerly proposed housing location by the A50 dual carriage way. Development is unlikely to affect the integrity of this site	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Possibly	- There is a non-statutory wildlife site within the proposed site to the east of the village (SD067 Etwall Railway Pond). There are also County Wildlife Sites within 500m of the two southern-most sites (SD302 Egginton Disused Railway; and SD335 Egginton Junction Gravel Pit).	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, GCN, Water Vole and Otter	
	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.	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area, the closest being located on Etwall Common to the east 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 homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision earmarked/identified on sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are all urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision	- Ensure new development improves access to local walking and cycling routes
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Hilton (Welland Road), and Tutbury (Monk Street). However the Hilton GP is not accepting new patients. - Sites could contribute towards further healthcare provision locally.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across identified sites	- As above
	Will it reduce the number of people involved in accidents	--	- None 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 at capacity, cannot extend and therefore cannot accommodate the additional pupils that would be generated by these sites. - Hilton Primary School is already at capacity and cannot expand. It is likely that strategic development would need to be supported by the delivery of a new primary school.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would deliver new affordable housing in this area	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent to the existing urban areas and would be able to access limited facilities in Hilton and surrounding villages. - There are some local facilities (including shops and a primary school, cash point, community centre, post office convenience shop, outdoor sports provision and a mobile library service. - There are employment opportunities at Hilton (although housing development of the southern site could lead to loss of some local employment provision). Other employment land is available at Church Broughton, Hatton and Burnaston. - There is one bus per hour serving the Mease and Egginton Road (no evening service), and one bus per hour serving Main Street and Derby Road (limited evening service), all connecting Derby and Burton. - Tutbury and Hatton Railway Station is 4km away and can be accessed via one of the bus routes - There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The provision of additional pedestrian/cycle links should be considered in order to maximise the potential for sustainable travel	- 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?	Possibly	- Strategic growth could support existing services and deliver new community facilities including open space and sports provision and a primary 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?	Possibly	- Hilton has good access to the A50 and the A516. Development of any of the sites 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?	Possibly	- 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	
	Will it make the best use of other infrastructure?	Yes	- There is a multi-user greenway that connects Hilton to Etwall and Mickleover. The provision of additional pedestrian/cycle links could maximise the potential for sustainable travel along this route	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Hilton, Hatton and Church Broughton	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in this location could sustain local services such as local shops or public transport in Hilton or surrounding villages.	- Ensure good connectivity to Hilton village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Site S0094 is previously developed and redevelopment could offer opportunity to improve the general area. Other sites are previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	Possibly	- New development would lead to a general increase in waste generation during construction and operation phases. The reuse (for housing) of the Hilton Depot site could allow for the reuse of demolition materials on site	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	Possibly	- The Hilton Depot site could make use of any demolition materials which arise on site. Other sites are greenfield and would be unlikely to reduce the need for primary materials.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development in some locations could lead to increase noise complaints as a result of the proximity of sites to the A50	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	Possibly	- Site S0094 would allow the reuse of the Hilton Depot site - Other sites would lead to the loss of greenfield agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Possibly	- Sites to the north and east of Hilton are largely located outside of the floodplain. - Development to the south of Hilton is at moderate and high fluvial floodrisk, although flood risk defences on the River Dove are likely to alter flood risk locally.	- Ensure that new housing is steered away from areas of identified flood risk
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. - The site is relatively well located in respect of employment and local service provision within Etwall, Hilton and local employment sites.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- No architectural features have been identified within in this area which are likely to be affected by new development	- None identified
To improve access to the cultural heritage of 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	- No opportunities to improve access to historic or cultural assets identified.	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	Possibly	- Site S0094 would allow the reuse of the Hilton Depot could help regenerate this site - All other sites are all greenfield	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- The sites are all located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	

Version 1

## Rural Sites 6: Etwall Sites




### 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.

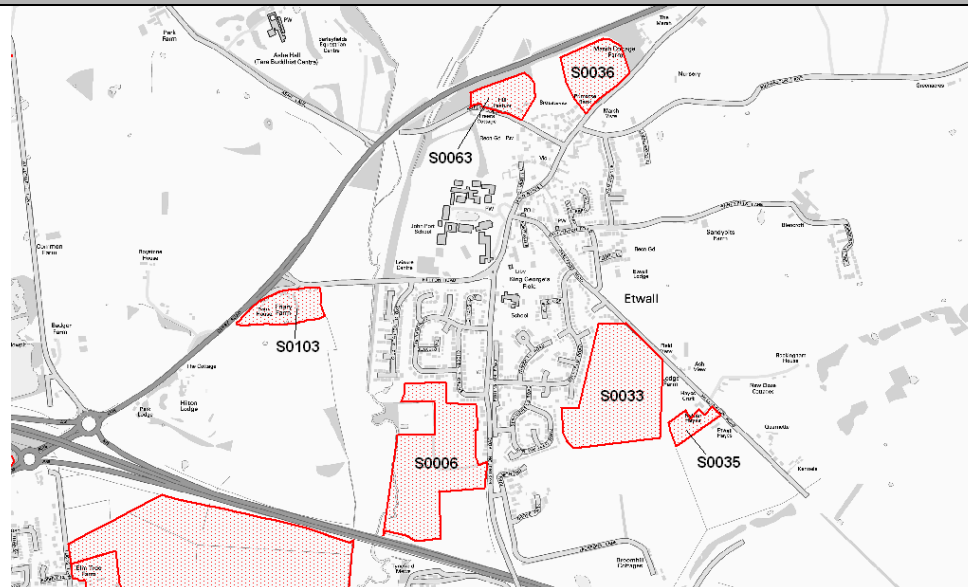
The 6 sites are located on the outskirts of Etwall, 2 to the north of the village, 1 to the west, and 3 to the south. They mainly comprise agricultural fields.

4 sites are in single ownership, and 2 in multiple ownership (but the owners are willing to develop these for residential use. There is high developer interest on five of the sites.

### Key

	Housing Site
	Green Belt
	Green Wedge

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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There is a non-statutory wildlife site (SD388 Mickleover-Etwall Trail) to the northwest of Etwall, separated by the A516, within 400m of sites S/0036 and S/0063. - There is a potential wildlife site (SD048 Etwall Sewage Works) to the south of Etwall, separated by the A50, within 150-600m of sites S/0006, S/0033 and S/0035. - Development on any of the sites is unlikely to affect any of the identified County wildlife sites	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species including Great Crested Newt, Bats, Breeding Birds and Badger locally.	
	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.	
	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 would contribute towards the delivery of homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- There is an identified shortfall of 18 affordable homes within Etwall. - Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified/earmarked on any of the sites.	
	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	- All 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	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision	- Ensure new development improves access to local walking and cycling routes
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	No	- Existing healthcare facilities are located at Hilton (Welland Road), Willington (Repton Road), and Mickleover (Vicarage Road) all of which are accepting new patients. - Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be delivered in Etwall.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across identified sites	- As above
	Will it reduce the number of people involved in accidents	--	- None 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. - There is no data currently held regarding the capacity of Etwall Primary.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would deliver new affordable housing in this area – there is an identified shortfall within Etwall. - However there are below average levels of deprivation, with Etwall amongst the 20% least deprived areas in the District.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent or close to the village, and within access of the limited range of facilities in Etwall - There are some local facilities (including shop, primary school, secondary school, public house, cash point, chemist, dentist, library, and leisure centre). - There are employment opportunities at Dove Valley, Burnaston, Hilton and in Derby. - There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton. - There is a multi-user greenway that connects Etwall to Hilton and Mickleover.	- 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?	Possibly	- Strategic growth could support open space and sports provision and potentially local and community 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?	Possibly	- Etwall has good access to the A516 and the A50. - The surrounding rural road network is not of a standard that would easily cope with very large scale 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?	Possibly	- There is a half hourly bus service (with an hourly evening service) connecting Etwall with Derby and Burton. - There is a multi-user greenway that connects Etwall to Hilton 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	
	Will it make the best use of other infrastructure?	Yes	- New development could help support connectivity to and use of the multi-user greenway that connects Etwall to Hilton and Mickleover.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Hilton, Church Broughton and Derby	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in this location could sustain local services such as local shops or public transport in Etwall or surrounding villages.	- Ensure good connectivity to Etwall village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- Sites are greenfield and would not present opportunities to reuse demolition waste or materials on site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development in some locations could lead to increase noise complaints as a result of the proximity of sites to the A50 or A516	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Sites would lead to the loss of greenfield agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Most sites are located outside of the floodplain, - Part of site S0006 lies within flood zone 3a, although this area is minor and built development could be located away from this area.	- Ensure that new housing is steered away from areas of identified flood risk
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. - The site is relatively well located in respect of employment and local service provision within Etwall, Hilton and local employment sites.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- Development of site S/0036 could affect the setting of a number of listed buildings.	- Ensure that sites are designed and implemented to minimise impact on the setting of listed buildings or other heritage assets
To improve access to the cultural heritage of 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	- No opportunities to improve access to historic or cultural assets identified.	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Sites are all greenfield	- That existing hedgerows and treebelts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?	Possibly	- A number of sites fall within an area of secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites contain existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	

Version 1



## Rural Sites 7: Repton Sites

### Description:

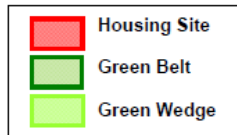
The village of Repton lies centrally in the District approximately 13 km from Derby City Centre. The A50 lies to the north and the A38 lies to the west of Repton, and both are accessed through Willington.

Repton is rural in nature, and the majority of the village has an organic form centred on the Church. The centre of the village is dominated by Repton School.

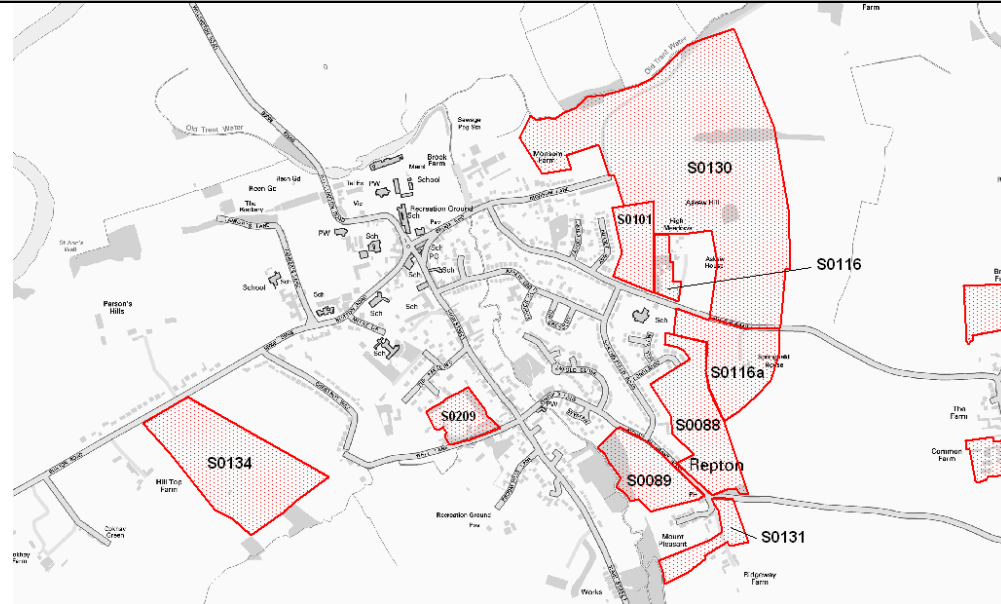
There are six sites in Repton that have been joined together to form a strategic site. These all comprise agricultural fields which are interspersed with trees and hedgerows. There are two residential dwellings contained within site S/0116.

The sites are individually in single ownership and there is thought to be mixed developer interest across the broad location

#### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are two non-statutory wildlife sites located within 500m of potential housing sites in Repton, including SD079 (Repton Small Fields) which is around 200m to the south of the site, and SD081 (Repton Oxbow) which is 250m to the north west of the site. - Development is unlikely to affect any of the identified wildlife sites	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m including Breeding Birds, Bats, Badger, GCN, Otter and Water Vole	
	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.	
	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 homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified/earmarked on sites	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are all urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision locally	- Ensure new development improves access by walking and cycling routes locally
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Willington, although these are expected to relocate shortly and will be closer to Repton. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across identified sites	- As above
	Will it reduce the number of people involved in accidents	--	- None 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, Etwall. This school is currently at capacity - It is unclear whether additional secondary age pupils could be accommodated In Derby City or Swadlincote - The nearest primary school is Repton Primary School, though the capacity of the school is unknown.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would deliver new affordable housing in this area, which is one of the most expensive areas in South Derbyshire. - There is a need for 18 affordable homes in Repton, and more in nearby surrounding villages.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- Sites are located adjacent to the existing village, and have access to the limited range of facilities in Repton and surrounding villages. - There are some local facilities including shops and a primary school. Other local services include private schools (with limited public access to some leisure facilities), primary school, village hall, local centre/shop, public house, cash point, outdoor sports provision and a mobile library service. - There are limited employment opportunities in the village. Large sites in Derby City, Burnaston and Church Broughton and Hilton. - An hourly bus service runs from Repton to Derby and Burton.	- 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?	Yes	- Strategic growth could support the provision of new facilities such as sports provision, social and community facilities, or support existing, retail, financial services and community 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?	No	- Development could increase congestion in the village around the cross and further afield on the B5008 through Willington. - The Local road network is not of a standard that would easily cope with very large scale 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?	No	- An hourly bus service runs from Repton to Derby and Burton	
	Will it make the best use of other infrastructure?	No	- New development in this area is unlikely to contribute towards the significant infrastructure provision or free up capacity of existing infrastructure locally by offering transport choice.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to local businesses and neighbouring employment areas in Derby and Burnaston	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in this location could sustain local services such as local shops or public transport in Repton and surrounding villages.	- 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?	Possibly	- Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There is no potential to reuse demolition waste on any of the sites identified.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- None Identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites would lead to the loss of greenfield agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- The northern part of Site S0130 lies within an area of flood risk. A very small area of site S0089 is also at flood risk. There are small areas at medium and high risk of pluvial flooding in some of the sites - Areas at risk are relatively localised and it is likely that development can be avoided in these locations.	- Ensure development is steered away from areas at risk
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	No	- Development could have a significant impact on the character of the village including the conservation area and a number of listed buildings (six of which are grade II* or grade I) - Development could also affect the setting of Milton village depending on its scale and location. - Increased traffic flows around the village could also erode the character of the village.	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- New development in this area could connect to the local PROW and could increase access within and to the village which is a historically important part of South Derbyshire.	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Sites are all greenfield and agricultural.	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- No data on sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity. - Development in some area could affect the setting and character of heritage assets in the village	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	

Version 1

## Rural Sites 8: Willington Sites

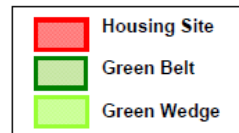
### Description:

Willington lies centrally within the District, and is located approximately 9km from Burton town centre, 15km from Derby city centre, and 16km from Swadlincote town centre. The village is surrounded by countryside, with the A38 to the west and the A50 to the north.

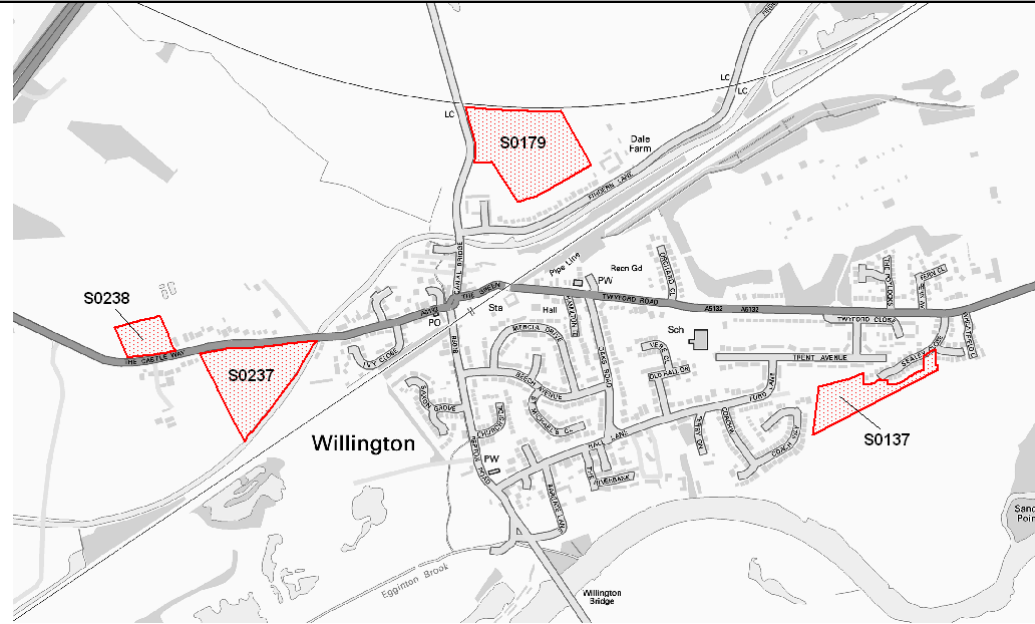
The 4 sites are located on the outskirts of Willington, 1 to the north, 1 to the east, and 2 to the west. They mainly comprise agricultural land, except S/0137 which is open grassland to the rear of residential properties.

All sites are in single ownership. Developer interest in S/0179 is high, with no interest in the other sites.

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within or adjacent to any sites - There are non-statutory wildlife sites within 500m of sites S/0237, S/0137 and site S/0179. Development is unlikely to affect any of the identified wildlife sites	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species locally including Breeding Birds, Bats, Badger and Great Crested Newt.	
	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.	
	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	- Sites would contribute towards the delivery of homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above building control requirements related to accessibility on any identified sites	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments in South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision locally	- Ensure new development improves access by walking and cycling routes locally
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Willington. New facilities are currently under construction. - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across identified sites	- As above
	Will it reduce the number of people involved in accidents	--	- None 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. - It is unclear whether there is capacity at either Findern County or Willington Primary School, or whether there is potential for expansion at either of these schools	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- Sites would deliver new affordable housing– there is an identified shortfall within Willington. - There are below average levels of deprivation, with Willington amongst the least deprived areas in the District.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent to the village, and within access of the limited range of facilities in Willington. - There are some local facilities including shops, primary school, surgery, public house, cash point, chemist, village hall, outdoor sports provision. - There are employment opportunities nearby at Burnaston and further afield at Hilton, Derby, and Burton. - There is an hourly bus service (with a 2 hourly evening service) connecting Willington with Derby and Burton.	- 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?	Yes	- Strategic growth could support the provision of new facilities such as sports provision, social and community facilities, or support existing, retail or community 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?	No	- Development could increase congestion in the village in particular around B5008 through Willington. - The Local road network is not of a standard that would easily cope with very large scale 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?	No	- There is an hourly bus service runs via Willington to Derby and Burton	
	Will it make the best use of other infrastructure?	Possibly	- New development in this area could help local public transport provision including the local railway station which provides limited services to Birmingham and Derby.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to local businesses and neighbouring employment areas in Derby and Burnaston.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in this location could sustain local services such as local shops or public transport in Willington and surrounding villages.	- 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?	Possibly	- Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	Possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There is no potential to reuse demolition waste on any of the sites identified.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation on sites close to rail line
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites would lead to the loss of greenfield land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Most sites are located outside of the floodplain, - The majority of site S/0137 lies within flood zone 3b (the functional Floodplain) and is unlikely to be suitable for housing development.	- Ensure development is steered away from areas at risk
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- Development of site S/0237 could affect the setting of the Trent & Mersey Canal conservation area, immediately to the southeast of the site - Hall Farm could be affected by the development of site S/0179 although mature planting to the south of this listed building may adequately filter views of any development to the south	- Ensure that site respect locally important heritage assets
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- New development could improve local connectivity to the Trent and Mersey Canal Conservation Area	- Ensure sites connect to existing public rights of way and cycle routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Sites are all greenfield and agricultural.	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- Sites fall outside areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	

Version 1



## Rural Sites 9: Findern Sites

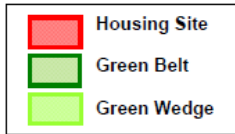
### Description:

Findern lies in the centre of the District, and is located 9km from Derby city centre, and 12km to Burton town centre. The village is bordered by the A50 to the south, the A38 lies beyond countryside to the west/north, and there is open countryside to the east.

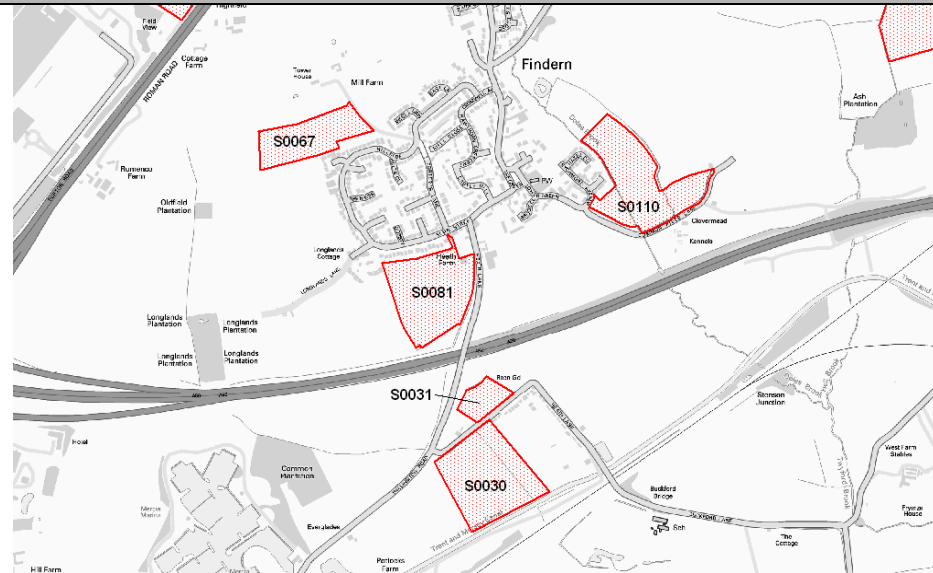
Three of the 5 sites are located on the outskirts of Findern, 1 to the northwest, 1 to the east, and 1 to the south; the remaining 2 sites are on the opposite side of the A50 to the village, adjacent to linear development on Willington Road and Heath Lane.

All sites are in single ownership, and all but S0110 are out of the floodplain. There is high developer interest on site S0067, and low or no interest in the other sites.

### 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure Development is steered to areas on sites S0110 and S0031 where there will be no losses or damage to locally important habitats
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Possibly	- Site S0110 includes unimproved meadow protected under the BAP for lowland Derbyshire, and is within 450m of a local wildlife site (SD155 Kirby's Triangle) – though on the opposite side of the A50. - There is a non-statutory wildlife site within site S/0031 to the south of Findern (SD395 Yew Tree Meadows). - Sites S0030, S0031 and S0081 are all within 500m of three non-statutory wildlife sites (SD085 Common Plantation), (SD086 Findern Meadows), and (SD395 Yew Tree Meadows) - Sites S0110 and S0031 would perform poorly against this objective	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species locally including Great Crested Newts, Bats, Breeding Birds and Badger	
	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.	
	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?	Yes	- Sites would contribute towards the delivery of homes which could be used to place people identified as homeless within South Derbyshire.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- There is a combined identified shortfall of 13 affordable homes in Findern and Willington. - Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified/earmarked on sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- All sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Open space is slightly deficient in Etwall and open space and leisure requirements placed on new development could improve locally available leisure opportunities	- None Identified
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	No	- Existing healthcare facilities are located at Littleover (Hollybrook Way, and Normanton Lane), Willington (Repton Road), Sinfin (District Centre), and Mickleover (Vicarage Road, and Cavendish Way) all of which are accepting new patients. - Development is unlikely to support the provision of new medical facilities in Findern	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across identified sites	- As above
	Will it reduce the number of people involved in accidents	--	- None 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. - There is no data currently held regarding the capacity of Findern Primary School or whether it has potential for expansion	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would help deliver affordable housing in this area – there is an identified shortfall within Findern. - There is a combined identified shortfall of 13 affordable homes in Findern and Willington. - There are low/moderate levels of deprivation in this area.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- Three of the sites are located adjacent to the village, whilst two are dislocated from the village, south of the A50. - There are some local facilities (including shop, post office, primary school, public house, village hall, and outdoor sports provision). - Secondary School provision is at John Port although this school is at capacity and has limited capacity, if any, for expansion. - There are employment opportunities at Burnaston, Hilton, Derby, and Burton. - There is an hourly bus service connecting Findern to Derby and Burton (with a two hourly evening service).	- 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?	Possibly	- Strategic growth could support open space and sports provision and potentially, to a limited extent local and community 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?	Possibly	- Findern has good access to the A38. Development of site to the east of the village S/0110 could have an impact on surrounding narrow roads. - The surrounding rural road network is not of a standard that would easily cope with very large scale 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?	No	- There is an hourly bus service connecting Findern to Derby and Burton (with a two hourly evening service). - Local service provision is limited which could increase reliance on car based transport	
	Will it make the best use of other infrastructure?	No	- New development in this area is unlikely to contribute towards the significant infrastructure provision or free up capacity of existing infrastructure locally by offering transport choice.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Burnaston, Hilton, and Derby.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- 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?	Yes	- New development in this location could sustain local services such as local shops or public transport in Findern or surrounding villages.	- Ensure good connectivity to Findern village centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- Sites are greenfield and would not present opportunities to reuse demolition waste or materials on site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation. Development in some locations could lead to increase noise complaints as a result of the proximity of sites to the A50,	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Sites would lead to the loss of greenfield agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Most sites are located outside of the floodplain. - Site S0110 lies partly in flood zones 3a and 3b and is therefore at high level of flood risk being partially located in the functional floodplain.	- Ensure that new housing is steered away from areas of identified flood risk
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- Development of the southernmost site would potentially adversely affect the setting of the Trent & Mersey Canal conservation area.	- Ensure that sites are designed and implemented to minimise impact on the setting of the Canal
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Yes	- Site S/0110 could connect to PROW SD20/16/1 which connects the Trent and Mersey Canal - Other sites can all connect to the existing PROW networks surrounding the village, although there is no off road link from these to the Trent and Mersey Canal Conservation Area.	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Sites are all greenfield	- That existing hedgerows and treebelts on the site are preserved and inform site layout. - That further assessment of individual site is undertaken as the Plan progresses
	Does it respect and protect existing landscape Character?	Possibly	- The sites are all located outside of areas defined as being of primary or secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- A number of sites are well contained by existing landscape elements such as woodlands or existing development. - Most sites have hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. - All sites could contribute towards green infrastructure provision.	

Version 1

## Rural Sites 10: Extensions to Winhill, Burton on Trent

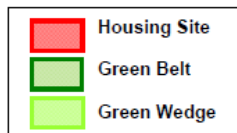
### Description:

The area consists of two sites that are both located adjacent to Winhill, which is part of the larger urban area of Burton upon Trent, East Staffordshire. Winhill district centre is close to both sites, and Burton upon Trent town centre is approximately 5 km away to the south west.

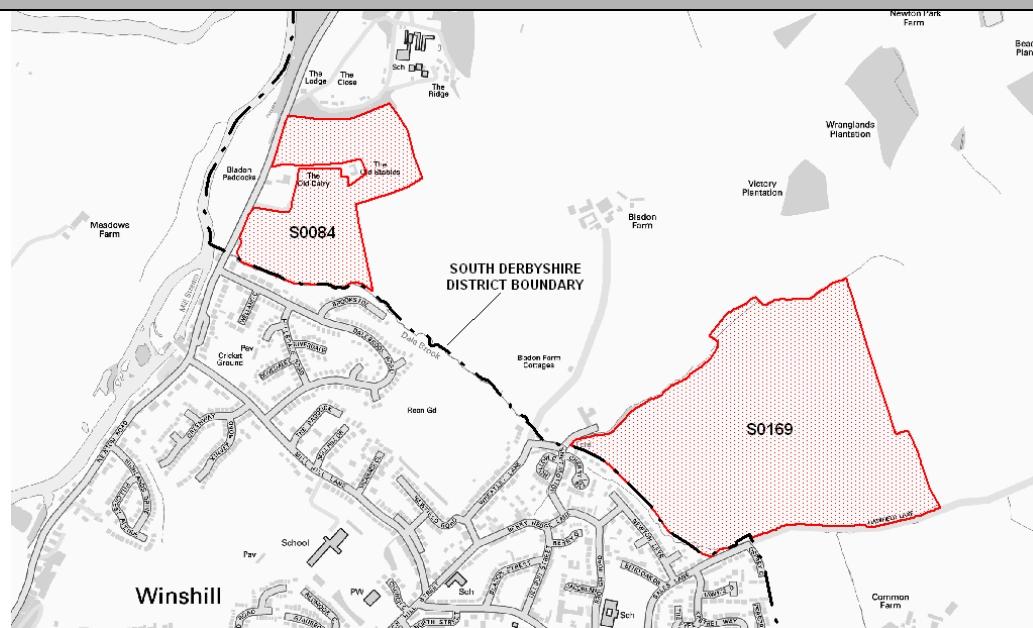
Both sites are currently used for agricultural purposes. The land to the south west of the larger site comprises established residential development. Land to the south of the smaller site also comprises residential development. Bladon House School is to the north of the site.

The sites are in multiple ownership and there is thought to be a medium level of 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 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that sites protect and enhance local wildlife sites including through improved access where appropriate
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There is a non-statutory wildlife site located adjacent to the smaller site, which stretches towards the larger site although stops around 150m from the site boundary (SD0219 Dale Brook Meadow). - Development on any of the sites is unlikely to affect this wildlife site.	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on site or within 500m of the sites including Breeding Birds, Bats, Badger, GCN.	
	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.	
	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 would contribute towards the delivery of market and affordable housing locally.	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision above identified/earmarked on sites.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites could contribute to overall housing need in combination with other developments South Derbyshire.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision	- Ensure new development provides adequate connectivity to Winshill
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	No	- Existing healthcare facilities are located at Winshill, around 1km from the two sites Development could help fund improvements to local medical facilities, although it is unlikely that new facilities would be located on site.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across identified sites	- As above
	Will it reduce the number of people involved in accidents	--	- No Data	
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 and Newhall although capacity details are unknown. - The nearest primary school in East Staffordshire is the Winshill Village Primary School.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- 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.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent to the existing town of Burton on Trent and have access to Winshill District Centre. - There are some local facilities (including shops and a primary school, secondary school (although nearest schools may not be able to accommodate pupils resulting from new development), post office and convenience store). - There are employment opportunities in Burton on Trent and Swadlincote. - Sites are also within fairly close proximity to the wide range of services and facilities of Burton town centre. - Bus services run three times per hour in each direction between Burton and Swadlincote during the day and once per hour in the evening.	- 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?	Possibly	- Strategic growth could support open space and sports provision and potentially local and community 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?	No	- 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, Staphenhill Road and the B5008 is also congested and the traffic generated at these sites could contribute to the problem. - There could be implications from strategic growth for the already high level of congestion on the Trent River crossing into Burton on Trent.	- Requirements for Green Travel Plans, or other measures to secure non-car travel
	Will it increase the proportion of journeys using modes other than cars?	Possibly	- Bus services run three times per hour per direction between Burton and Swadlincote during the day and once per hour in the evening. - Sites are urban extensions to Burton upon Trent and the provision of services and facilities in the town could reduce the need to travel. - Whilst there are some opportunities for public transport to be improved in the area, the heavy congestion in Burton reduces reliability	
	Will it make the best use of other infrastructure?	No	- New development in this area is unlikely to contribute towards the significant infrastructure provision or free up capacity of existing infrastructure locally by offering transport choice.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas in Burton and Swadlincote.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	No	- Sites are an urban extension	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development in this location could sustain local services such as local shops or public transport in Winshill and Burton on Trent.	- 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?	Possibly	- Sites are not previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- Sites are greenfield and would not present opportunities to reuse demolition waste or materials on site	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements and could exacerbate air quality in identified Air Quality Management Areas within Burton on Trent.	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation although it is likely these can be controlled through implementation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- Sites would lead to the loss of greenfield agricultural land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- The smaller 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 - The larger site is not at fluvial flood risk. - Both sites have areas which are at moderate risk of pluvial flooding.	- Ensure that new housing is steered away from areas of identified flood risk
	Will it reduce unmitigated release surface water runoff?	Yes	- New development would be expected to conform to 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- New housing development is likely to lead to an increase in energy use in aggregate term, although the proximity of sites identified to Burton could reduce impacts compared to more rural locations. - The site is relatively well located in respect of employment and local service provision.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- 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.	- Ensure that sites are designed and implemented to minimise impact on the setting of listed buildings or other heritage assets
To improve access to the cultural heritage of 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	- No opportunities to improve access to historic or cultural assets identified.	- None Identified
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- Sites are all greenfield and together extend around 40ha	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- Both sites fall within an area of secondary sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- 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 - All sites could contribute towards green infrastructure provision.	

Version 1



## Rural Sites 11: Linton Sites

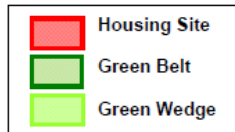
### Description:

Linton lies towards the south of the District, and is located approximately 6.3km from Swadlincote town centre and 8.5km from Burton town centre. The village is bordered by open countryside on all sides.

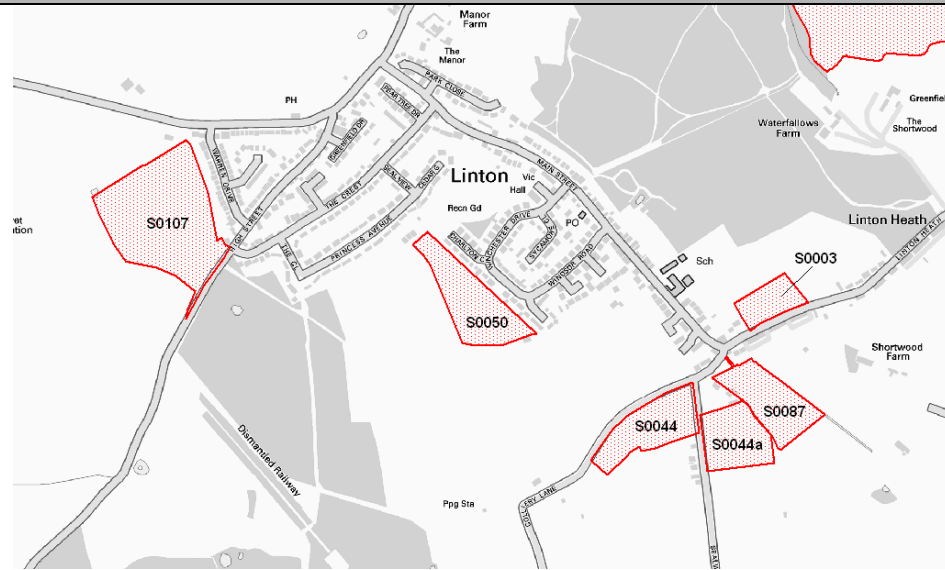
The 6 sites are located on the outskirts of Linton, 2 to the west of the village and 4 to the south. They mainly comprise agricultural fields, with site S0003 being disused allotments.

5 sites are in single ownership, and the 6<sup>th</sup> in multiple ownership with the owners willing to develop for residential use.

### 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	<ul style="list-style-type: none"> <li>Sites are not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.</li> <li>Sites S0044, S0044a and S0087 could drain to a ditch which ultimately discharges to the Mease. Although given the small area involved and the distance from the SAC it is unlikely that surface water discharges will have any discernible impact on the SAC.</li> </ul>	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	<ul style="list-style-type: none"> <li>There is a non-statutory wildlife site (SD166 Netherseal Colliery Line) to the northwest of the village, and within 230m of site S/0107. It is unlikely that development would affect this site</li> </ul>	
	Could development affect protected species or BAP priority species?	Possibly	<ul style="list-style-type: none"> <li>Potential for a number of protected species including breeding bird, badger, and bats.</li> </ul>	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	<ul style="list-style-type: none"> <li>There is potential for biodiversity gain on all sites. All sites are within the National Forest</li> </ul>	
	Will it protect sites of geological importance?	Yes	<ul style="list-style-type: none"> <li>There are no regionally important geological sites within this area or within 1km of the site</li> </ul>	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	<ul style="list-style-type: none"> <li>Sites would contribute towards the delivery of affordable homes</li> </ul>	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	<ul style="list-style-type: none"> <li>Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.</li> <li>There is an identified shortfall of 10 affordable homes within Linton.</li> </ul>	
	Will it improve the suitability of new homes for older and/disabled groups?	No	<ul style="list-style-type: none"> <li>No specific provision identified/earmarked on sites.</li> </ul>	
	Will it provide sufficient housing to meet existing and future need?	Yes	<ul style="list-style-type: none"> <li>Sites could contribute to overall housing need in combination with other developments in Swadlincote and South Derbyshire.</li> </ul>	
	Will it reduce the number of unfit or empty homes?	No	<ul style="list-style-type: none"> <li>Sites are urban extensions and will not bring empty homes back into use or improve unfit homes.</li> </ul>	
	Will it meet the needs of travelling show people?	No	<ul style="list-style-type: none"> <li>No</li> </ul>	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	<ul style="list-style-type: none"> <li>- Sites could improve access informal open space and/or local sports provision including National Forest planting</li> <li>- Open space is slightly deficient, and open space and leisure requirements placed on new development could improve locally available leisure opportunities</li> </ul>	- None Identified
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	No	<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Church Gresley (Glamorgan Way), Overseal (Hallcroft Avenue), and Rosliston (Main Street) all of which are accepting new patients.</li> <li>- It is unlikely that new development on the scale proposed could support healthcare facilities within Linton</li> </ul>	
	Will it promote healthy lifestyles?	Yes	<ul style="list-style-type: none"> <li>- Could improve locally available leisure opportunities</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	No	- No known issues with crime and antisocial behaviour across the site which could be resolved through development.	- As above
	Will it reduce the number of people involved in accidents	--	- None identified	
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 in Swadlincote, this has got some capacity to accommodate further growth although it is unclear whether this could meet the needs of village sites in combination with growth in Swadlincote.</li> <li>- It is unclear whether there is capacity to accommodate additional pupils at Linton Primary School, or whether there is potential for further expansion of this school.</li> </ul>	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area – there are identified shortfalls of affordable housing in Linton.</li> <li>- There are moderate levels of deprivation in this area.</li> </ul>	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	No	<ul style="list-style-type: none"> <li>- The sites are located adjacent to the existing village, and could have access of the limited range of facilities in Linton including primary school, shop, public house, outdoor sports provision.</li> <li>- There are no employment sites in the village. These are located at Drakelow, Cauldwell, Overseal, Rosliston, Swadlincote and Burton.</li> <li>- There is an hourly daytime bus service to Burton and Ashby (no evening service); and a half hourly service to Burton and Swadlincote (hourly evening service).</li> </ul>	- 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?	Possibly	- Strategic growth could support the delivery of improvements to existing schools (although it is unclear), open space and sports provision and potentially local community 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?	Possibly	<ul style="list-style-type: none"> <li>- Linton has access to the A444.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</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?	No	<ul style="list-style-type: none"> <li>- There is an hourly daytime bus service to Burton and Ashby (no evening service); and a half hourly service to Burton and Swadlincote (hourly evening service).</li> <li>- There are limited services in the village and no employment sites</li> </ul>	
	Will it make the best use of other infrastructure?	No	- New development in this area is unlikely to contribute towards the significant infrastructure provision or free up capacity of existing infrastructure locally by offering transport choice.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas including in Rosliston, Coton and surrounding villages and Swadlincote and Burton.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- Growth in these areas could provide additional labour which could help support and sustain existing rural businesses locally.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- New development in Linton could sustain local services such as local shops or public transport, although this would be partially dependent on the scale of growth and accessibility to shops and services.	- Ensure good connectivity to village centres
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There is no potential to reuse demolition waste on any of the sites identified.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites would lead to the loss of greenfield agricultural/forestry land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- All sites are located outside of the floodplain.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. . - New development on the edge of Linton is likely to lead to residents travelling to nearby villages and Swadlincote or Burton, to access employment and some other services.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- None of the sites are likely to have a significant detrimental impact on historic cultural are archaeological features, or affect the setting of such features	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the wider National Forest which is becoming an increasingly important cultural asset within South Derbyshire and beyond.	- Ensure sites connect to existing National Forest walking and cycling routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- None of the sites are derelict or previously developed.	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- All site fall outside areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- 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 - All sites could contribute towards green infrastructure provision.	

Version 1

## Rural Area 12: Overseal and Netherseal Sites

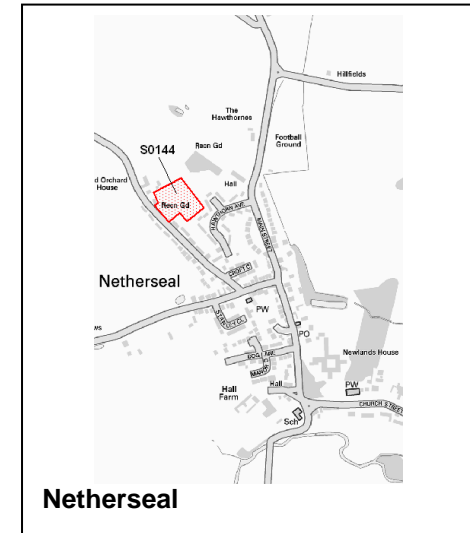
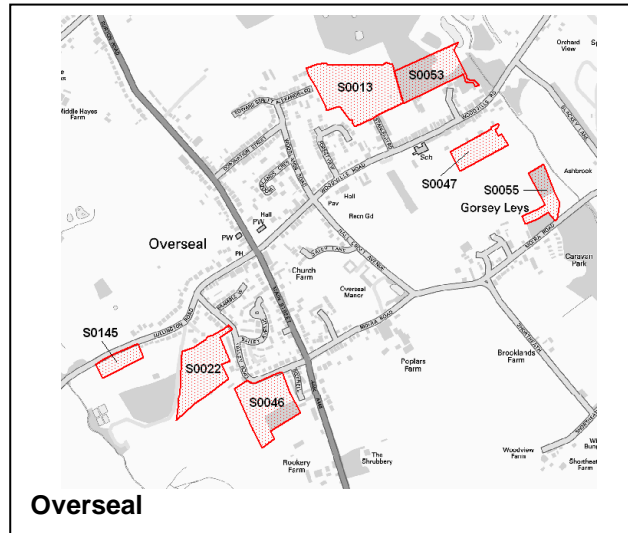
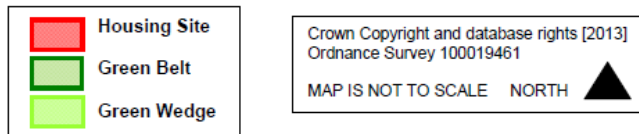
### Description:

Overseal and Netherseal are located close to the southern boundary of the District, and are located approximately 10km from Swadlincote town centre, and 12km from Burton town centre. Overseal straddles the A444 and Netherseal lies a little to the south of the road. Both villages are surrounded by open countryside.

One site is located to the west of Netherseal; with 1 to the north of Overseal, 2 to the south, and 4 to the east. They mainly comprise agricultural or vacant green space.

The sites are all in single ownership. There is mixed 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?	No	- Strategic development in Overseal land, Netherseal would be located in the catchment of the River Mease Special Area of Conservation (SAC) and SSSI and could have a negative impact on the integrity of the river as a result of foul water generation.	- None Identified
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non-statutory wildlife sites within 500m of any of the proposed sites	
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species including breeding bird, badger, and bats locally.	
	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. All sites are within the National Forest	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within any of the sites, although there is a site under 1km away from the Netherseal 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 homes	- None identified
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified/earmarked on sites	
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites 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	- Sites are all urban extensions and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	<ul style="list-style-type: none"> <li>- Sites could improve access informal open space and/or local sports provision including National Forest planting</li> <li>- Open space is slightly deficient, and open space and leisure requirements placed on new development could improve locally available leisure opportunities</li> </ul>	- None Identified
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located at Overseal (Hallcroft Avenue), Church Gresley (Glamorgan Way), Swadlincote (Civic Way), Woodville (Burton Road), and Measham (High Street) all of which are accepting new patients</li> <li>- New development could support the delivery of further healthcare facilities within Overseal</li> </ul>	
	Will it promote healthy lifestyles?	Yes	<ul style="list-style-type: none"> <li>- Could improve locally available leisure opportunities</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	No	<ul style="list-style-type: none"> <li>- No known issues with crime and antisocial behaviour across the site which could be resolved through development.</li> </ul>	- As above
	Will it reduce the number of people involved in accidents	--	<ul style="list-style-type: none"> <li>- None identified</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 in Swadlincote, this has got some capacity to accommodate further growth although it is unclear whether this could meet all local needs in combination with growth in Swadlincote.</li> <li>- It is unclear whether there is any capacity in Overseal, and Netherseal Primary Schools. It is not known whether there is potential for further expansion at either school.</li> </ul>	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	<ul style="list-style-type: none"> <li>- Not applicable</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	Yes	<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area</li> <li>- There are moderate levels of deprivation in this area.</li> </ul>	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	No	<ul style="list-style-type: none"> <li>- The sites are located adjacent to the villages, and have access to limited (especially in Netherseal) range of facilities available.</li> <li>- Overseal: shop, primary school, doctor's surgery, public house, cash point, village hall, outdoor sports provision</li> <li>- Netherseal: shop, primary school, public house, village hall, outdoor sports provision</li> <li>- There closest large employment sites are at Drakelow, Swadlincote and Burton.</li> <li>- There is an hourly bus service (none in the evening) connecting Overseal and Netherseal with Ashby, Swadlincote and Burton.</li> </ul>	- 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?	Possibly	<ul style="list-style-type: none"> <li>- Strategic growth could support the delivery of improvements to existing schools (although it is unclear), open space and sports provision and potentially local community 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?	Possibly	<ul style="list-style-type: none"> <li>- Both villages have access to the A444.</li> <li>- The surrounding rural road network is not of a standard that would easily cope with very large scale development.</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?	No	<ul style="list-style-type: none"> <li>- There is an hourly bus service (none in the evening) connecting Overseal and Netherseal with Ashby, Swadlincote and Burton.</li> <li>- There are limited services and employment in the villages.</li> </ul>	
	Will it make the best use of other infrastructure?	No	<ul style="list-style-type: none"> <li>- New development in this area is unlikely to contribute towards the significant infrastructure provision or free up capacity of existing infrastructure locally by offering transport choice.</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?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas including in Overseal, Netherseal and surrounding villages and Swadlincote and Burton.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- Growth in these areas could provide additional labour which could help support and sustain existing rural businesses locally.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Possibly	- New development in Overseal or Netherseal could sustain local services such as local shops or public transport, although this would be partially dependent on the scale of growth and accessibility to shops and services.	- Ensure good connectivity to village centres
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There is no potential to reuse demolition waste on any of the sites identified.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area. Large scale growth could affect the integrity of the River Mease which is a Special Area of Conservation, the integrity of which is already impacted by nutrient enrichment from foul and diffuse pollution	- None identified
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites would lead to the loss of greenfield agricultural/forestry land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Possibly	- Most sites are located outside of the floodplain, except site S/0055 the majority of which lies in flood zone 3a, and sites S/0047 and S/0053 of which a small part lies within flood zone 3a	- Ensure development is directed away from areas at flood risk on site
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. - New development on the edge of Overseal and Netherseal is likely to lead to residents travelling to nearby villages and Swadlincote or Burton, to access employment and some other services.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Possibly	- There is a conservation area in Netherseal together with a number of listed buildings in the centre of the village. - There are no conservation areas, affected by sites in Overseal, although the setting of listed buildings in Acresford Road could be affected by strategic levels of growth in the village.	- Ensure sites are designed In a way that respects local heritage assets.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the wider National Forest which is becoming an increasingly important cultural asset within South Derbyshire and beyond.	- Ensure sites connect to existing National Forest walking and cycling routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- None of the sites are derelict or previously developed.	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- All site fall outside areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- 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 - All sites could contribute towards green infrastructure provision.	

Version 1



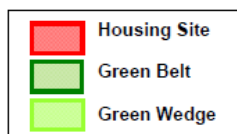
## Rural Area 13: Roliston and Coton in the Elms Sites

### Description:

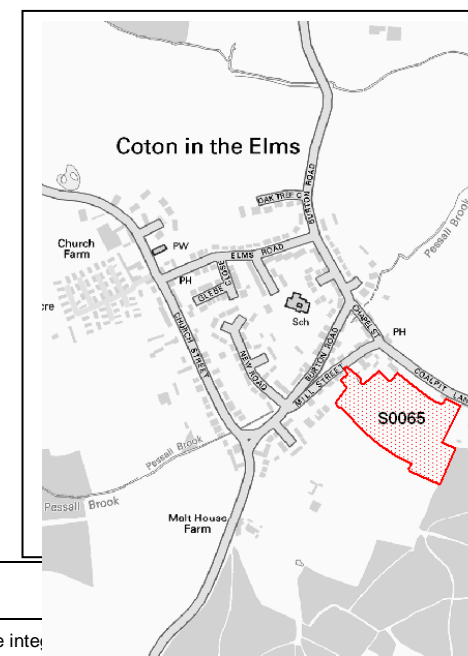
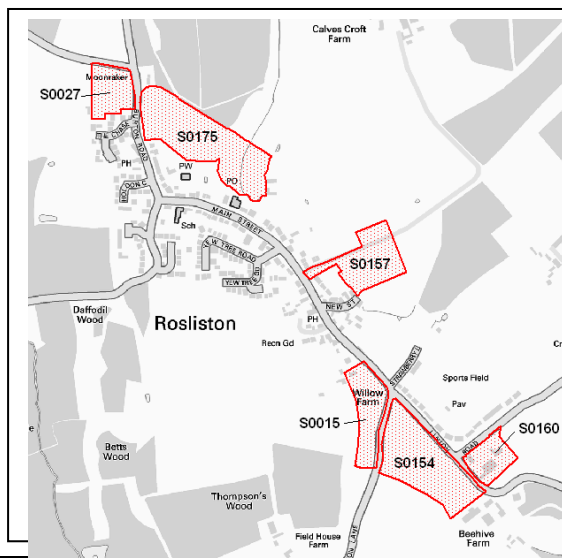
Coton in the Elms and Roliston lie towards the south of the District, and are located approximately 10km and 11km respectively from Burton and Swadlincote town centres. The villages are surrounded by open countryside.

One site is located south of Coton; with 1 site southeast of Roliston, 2 to the north, 2 to the south, and 1 to the southeast. Sites mainly comprise of agricultural land, except S/0160 which is a mixture of residential and industrial units. All sites are in single ownership, except S/0065 which is in multiple ownership with all parties prepared to develop it for residential use. Developer interest is mixed, with high interest in site S/0027.

### Key



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



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments
To avoid damage to designated sites and species (including UK and Local 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 2km of a statutory site and would not affect the inter-Scientific Interest or Special Area of Conservation.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- Coton - there is a non-statutory wildlife site (SD384 Church Street Grassland) within 650m of site S/0065, and a potential wildlife site (SD R6286) within 350m. - Roliston - there is a non-statutory wildlife site (SD009 Roliston Road Verge) within 120m of site S/0027; and a potential wildlife site (SD R6374 Strawberry Lane Grassland) which is adjacent to site S/0157 and within 20-240m of sites S/0015, S/0154 and S/0160). It is not considered that sites would affect existing wildlife sites
	Could development affect protected species or BAP priority species?	Possibly	- Potential for a number of protected species on identified sites or within 500m including Breeding Birds, Bats, Badger, GCN.
	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. All sites are within the National Forest
	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 homes which could be used to place people identified as homeless within South Derbyshire.
	Will it increase the range and affordability of housing for all social groups?	Yes	- Strategic sites would be expected to deliver up to 40% affordable housing with the remainder market housing.
	Will it improve the suitability of new homes for older and/disabled groups?	No	- No specific provision identified/earmarked on sites.
	Will it provide sufficient housing to meet existing and future need?	Yes	- Sites 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	- All 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

To improve the health and well-being of the population	Will it improve people's health or wellbeing?	Yes	- Sites could improve access informal open space and/or local sports provision including National Forest planting	- Ensure new development improves access by walking and cycling to Swadlincote Town centre
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?	Possibly	- Existing healthcare facilities are located at Rosliston (Main Street), Overseal (Hallcroft Avenue), Church Gresley (Glamorgan Way), and Stapenhill (Fyfield Road) all of which are accepting new patients. - Development could help fund improvements to local medical facilities.	
	Will it promote healthy lifestyles?	Yes	- Could improve locally available leisure opportunities - 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	No	- No known issues with crime and antisocial behaviour across the site which could be resolved through development.	- As above
	Will it reduce the number of people involved in accidents	--	- None 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 Pingle in Swadlincote, this has got some capacity to accommodate further growth although it is unclear whether this could meet the needs of local sites in combination with growth in Swadlincote. - It is unclear whether there is any capacity in Coton Primary School although it is understood that Rosliston currently has no capacity. It is not known whether there is potential for further expansion at either school.	- Continue liaison will local Schools and LEA to establish impact
	Will it reduce the number of working age residents who have no or lower level qualifications?	No	- Not applicable	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District	Yes	- New housing would deliver new affordable housing in this area – there are identified shortfalls of affordable housing in both Coton in the Elms and Rosliston. - There are moderate levels of deprivation in this area.	- None identified
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?	Possibly	- The sites are located adjacent to the villages, and have access to a limited range of facilities in Coton in the Elms and Rosliston. - Local facilities include public house and primary school at Coton; and village hall, shop, public house, primary school, cash point, and outdoor sports provision at Rosliston. - Secondary School provision is at Pingle School in Swadlincote - There are employment opportunities at Drakelow, Cauldwell, Overseal, Rosliston, and further afield at Swadlincote and Burton. - There is an infrequent (2 hourly) bus service, Monday to Friday only, connecting Coton and Rosliston with Swadlincote and Burton.	- 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?	Yes	- Strategic growth could support the delivery of improvements to existing schools provision (although it is unclear whether there is potential to expand schools in these villages), open space and sports provision and potentially local and community 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?	Possibly	- Coton and Rosliston have reasonable access to the A444. - The surrounding rural road network is not of a standard that would easily cope with very large scale 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?	No	- There is an infrequent (2 hourly) bus service, Monday to Friday only, - The provision of additional pedestrian/cycle links could improve the local PROW network particularly around Rosliston).	
	Will it make the best use of other infrastructure?	No	- New development in this area is unlikely to contribute towards the significant infrastructure provision or free up capacity of existing infrastructure locally by offering transport choice.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?	Yes	- Could support construction industry and other businesses involved in marketing, selling new homes. Would also provide locally accessible labour to the neighbouring employment areas including in Rosliston, Coton and surrounding villages and Swadlincote and Burton.	- None identified.
	Will it reduce unemployment rates and disparities across the district?	--	- N/A	
	Will it encourage economic diversification?	--	- N/A	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?	--	- N/A	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?	Possibly	- Provision of new housing sites could help reduce employment land losses by ensuring sufficient housing supply (indirect effect)	
	Will it help support and encourage the growth of the Rural Economy?	Yes	- Growth in these areas could provide additional labour which could help support and sustain existing rural businesses locally.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?	Yes	- New development could sustain local services such as local shops or public transport in Rosliston and surrounding villages.	- Ensure good connectivity to village centres
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?	Possibly	- Sites are not previously developed and will not regenerate existing built up areas. - Performance will be dependent on the design and implementation of individual schemes.	- None identified
	Will it provide potential to use locally available natural resources and materials?	Possibly	- Dependent on design and implementation	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?	No	- New development would lead to a general increase in waste generation during construction and operation phases.	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?	possibly	- 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?	Possibly	- The provision of space for storing recycling or compost bins could reduce waste sent to landfill	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Yes	- All new homes will be operationally carbon neutral by 2016 and would be expected to incorporate SuDs on implementation of Schedule 3 of the Flood and Water Management Act.	- None identified.
	Will it help reduce the need for land won primary minerals including sand and gravel?	No	- There is no potential to reuse demolition waste on any of the sites identified.	
	Will it help ensure water resources are used efficiently?	Yes	- All new homes are required to meet recently implemented building control requirements to limit water usage to 125l per person per day. (Around 10% below average usage within Severn Trent Area), and equivalent to Code for Sustainable Homes level 1 / 2. - Potential for inclusion of SuDS which could contribute towards ground water recharge.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?	No	- Development is unlikely to contribute towards water quality improvements within this area.	- Ensure appropriate noise mitigation is included within any allocation
	Will it reduce light pollution?	No	- Development is likely to lead to increased illumination locally during site development and occupation.	
	Will it improve air quality	No	- Development is unlikely to contribute towards air quality improvements locally although there are no air quality issues identified in this area	
	Will it reduce noise pollution?	No	- Development is likely to lead to increased noise levels locally during site development and occupation.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development	No	- All sites would lead to the loss of greenfield agricultural/forestry land	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?	Yes	- Most sites are located outside of the floodplain, except site S/0065 a small part of which lies within flood zone 2, although this is minor and built development could be located away from this area.	- None identified
	Will it reduce unmitigated release surface water runoff?	Yes	- 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.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	No	- 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. . - Sites are relatively well located in respect of employment and local service provision, with many higher order services provided in Burton or Swadlincote.	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?	Possibly	- 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?	Yes	- None of the sites are likely to have a significant detrimental impact on historic cultural are archaeological features, or affect the setting of such features	- None Identified.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?	Possibly	- New development in this area could connect to the wider National Forest which is becoming an increasingly important cultural asset within South Derbyshire and beyond.	- Ensure sites connect to existing National Forest walking and cycling routes.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?	No	- None of the sites are derelict or previously developed.	- That existing hedgerows and treebelts on the site are preserved and inform site layout.
	Does it respect and protect existing landscape Character?	Possibly	- All site fall outside areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	Possibly	- Sites in this area are generally defined by existing landscape elements such as field boundaries or existing development. There could be potential to design existing landscape elements into proposed development schemes. - All sites could contribute towards green infrastructure provision.	

Version 1