

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth within the Swadlincote area is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site could support existing shops and services in Swadlincote town centre	- Ensure good connectivity to facilities in Castle Gresley and Swadlincote.
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- That the site is appropriately remediated prior to development
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality?		- It is unclear whether this site has potential for impacts associated with methane or other gas release associated with historic use of the site for waste disposal.	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield and in agricultural use.</li> <li>- Around half of the sites fall within in an area of grade 2 agricultural land. Development would therefore lead to the loss of some Best and Most Versatile agricultural land.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- 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 flood risk from the Darklands Brook flowing out of bank. Remainder of site is not at flood risk and development will have no discernible impact.</li> <li>- Development is likely to pass the sequential test subject to appropriate design.</li> </ul>	- Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Site is within 2km of a local centre km of Swadlincote town centre, 400m of an hourly or better bus service and within 2km of a strategic employment site.</li> <li>- Site performance would be significantly improved if a local centre was accommodated on site.</li> </ul>	- None Identified
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No architectural features have been identified within in this area which are likely to be affected by new development.</li> <li>- No HERs sites within development area</li> <li>- There is limited potential for below ground archaeology in this location</li> </ul>	- 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?		- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District	- Ensure good connectivity to existing and proposed PROW and greenways.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> <li>- Development is designed to take account of the local landscape elements including trees and hedgerows,</li> <li>- That appropriate new planting to meet national forest requirements is secured on site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside.</li> <li>- Area is located in a natural dip which could reduce visual impacts of development in this area</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site to the north of the northern site is a County Wildlife Site and recent site surveys indicate that it still meet the selection criteria for a CWS.</li> <li>- The site lies within The National Forest and would contribute towards new tree planting and habitat creation.</li> </ul>	

Version 1d.

## Site 47: S0086: Land At Broomy Farm, Woodville

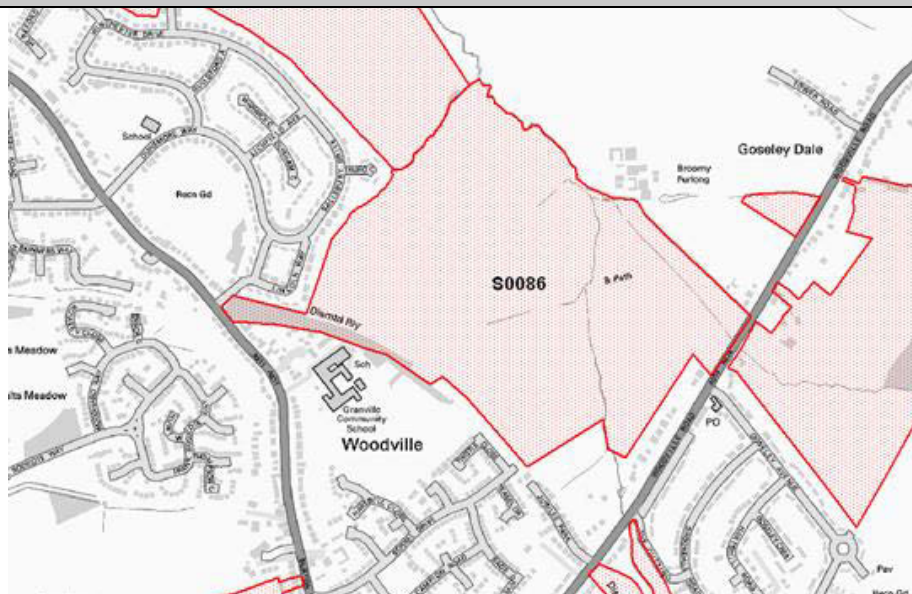
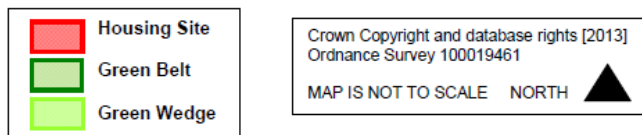
### Description:

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 Goseley Estate site lies to the east of the site.

The site extends some 21.4ha and is in single ownership. There is believed to be a high level of developer interest in the site.

#### Key



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that the proposal reinforces planting and retains existing hedgerows /trees/watercourses where present.</li> <li>- That appropriate planting and habitat creation is delivered on site</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- 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.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The site masterplan submitted by the developer indicates that a significant area of open space and tree planting will be incorporated on the northern edge of the site to screen development from the north. Further habitat creation would include SUDS and an area of grass land to act as an easement along the course of the watercourse and a pipeline which runs through the site.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development will deliver new and connect to existing informal local space owing to its National Forest Location.</li> <li>- It is unclear whether development will contribute to local sports provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling to Woodville</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- The site is located around 800m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 1000m of local recreation provision local centre and primary school</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> <li>- Would be largely determined by design and layout of any site</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect in respect of dealing with safety issues around the site</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary schools, is Granville which has some capacity to accommodate growth (this site could provide additional land to accommodate expansion)</li> <li>- It is unclear whether a proposal of this scale could deliver a new primary school</li> <li>- There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the urban area of Swadlincote. The nearest local centre is Woodville within 1000m of the site. Bus stops are located just outside the site on the A514 within 400m of the site. Further bus stops within 800m are located on the A511</li> <li>- There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km)</li> <li>- Secondary school provision Granville which is immediately adjacent to the site</li> <li>- There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development at the scale proposed could help reduce traffic impacts during the construction of the site (although in the longer term is expect to have a broadly neutral or minor impact on the Clock Island).</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including road within the site linking to the A511/A516.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a hourly bus service between Swadlincote and Derby serving this area,</li> <li>- There is limited potential for improvements to cycling routes in this area</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements</li> <li>- There are no known requirements for additional water supply or electricity network improvements in this area</li> <li>- Superfast broadband to be delivered commercially in this area by 2016.</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Woodville, or Swadlincote.	- Ensure good connectivity to Woodville Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- None identified
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None Identified
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS.</li> <li>- Site development unlikely to have any discernible impact in respect of this objective.</li> <li>- Sequential test is likely to be passed subject to appropriate site design and layout</li> </ul>	- Steer development away from areas within the site at flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of the urban edge of Swadlincote.</li> <li>- The site is well related to an hourly bus service (bus stops within 400m), local centre within 1000m and employment land (site within 4km). (although employment led regeneration of Woodville site to the south would deliver strategic employment land within 2km of the site)</li> </ul>	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- HERS sites 28130 (post medieval field boundary and earth works) and 20236 (coal workings) located within site</li> <li>- Limited potential for below ground archaeology</li> </ul>	- 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?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District</li> </ul>	- Ensure sites connect to existing public rights of way locally
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is productive agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing Woodland, hedgerows, tree belts and watercourses on the site are preserved and inform site layout.</li> <li>- Ensure that national forest planting requirements are met onsite</li> <li>- Provide appropriate landscaping around the edge of the site to soften the effects on new development</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- There is a significant tree belt which cuts across the site towards the north and planting around the A511 which could be retained. Containment of built development within existing on tree belt could reduce views from the north.</li> <li>- There may be some potential to screen any development beyond this tree belt in the medium to long term through strategic landscaping proposed within the site</li> </ul>	

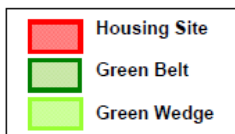
## Site 48: S0102: Butt Farm, Woodville

### Description:

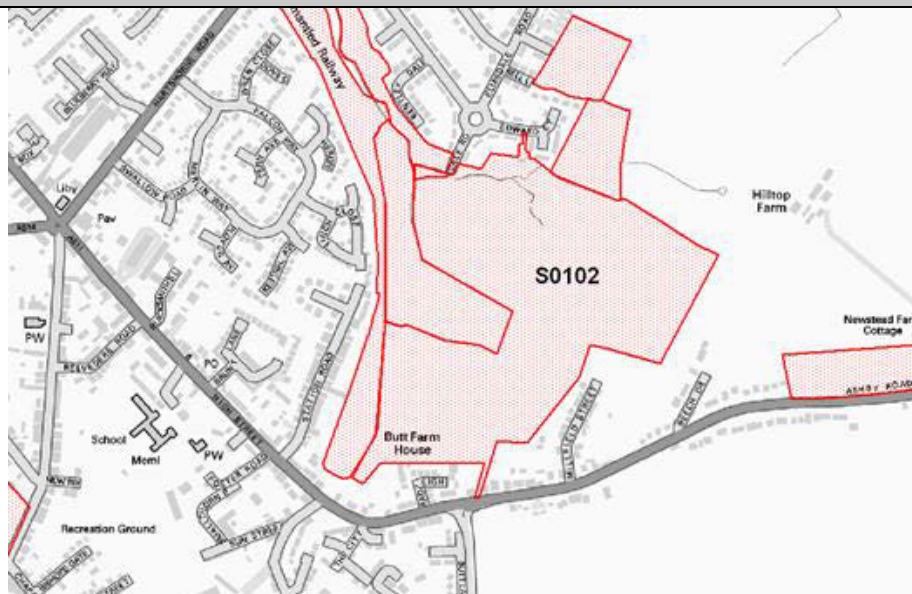
The Butt Farm site lies adjacent to the urban area of Woodville. Woodville shopping facilities are less than 0.8 km away on High Street. Swadlincote town centre is 2.6 km away and Burton town centre is 10.1 km to the west. The A511 (Ashby Road) which runs to the south of the site leads to the A42 at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

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

### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Green	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present</li> <li>- Ensure that new development provides an appropriate strategic buffer to CWS SD026</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Red	- The site is adjacent to Woodville Railway Cutting County Wildlife Site (SD026), and a small area of this site is located within the site boundary.	
	Could development affect protected species or BAP priority species?	Green	- There are no recording of BAP or Protected species within 300m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Green	- No site masterplan has been submitted in respect of this site. However developments of this size within the National Forest would be required to deliver 30% tree planting.	
	Will it protect sites of geological importance?	Green	- 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?	Green	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Orange	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Orange	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Green	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	Red	- 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?	Red	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development will deliver new and connect to existing informal local space owing to its National Forest Location.</li> <li>- It is unclear whether development will contribute to local sports provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling to facilities in Woodville</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 800m of local centre and 800m of a primary school (although this is unlikely to be able to accommodate growth) and 1000m of a sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> <li>- Would be largely determined by design and layout of any site</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect in respect of dealing with safety issues around the site</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary schools, is Granville (1km) which has some capacity to accommodate growth.</li> <li>- It is unclear whether a proposal of this scale could deliver a new primary school</li> <li>- There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear (this school is around 1.8km from the site)</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site adjoins the existing Goseley Estate and the urban area of Swadlincote. The nearest local centre is Woodville within 800m of the site. Bus stops are located just outside the site on the A514 and A511 within 400m of the site.</li> <li>- There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 800m)</li> <li>- Secondary school provision Granville (1.0km)</li> <li>- There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development at the scale proposed could significantly increase traffic congestion around Clock Island, which is already subject to congestion during the am and pm peaks.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including within the wider Woodville area</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is an hourly bus service between Swadlincote and Derby and between Burton and Coalville serving There is limited opportunity to improve off road cycling connectivity in this area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements</li> <li>- There are no known requirements for additional water supply or electricity network improvements in this area</li> <li>- Superfast broadband to be delivered commercially in this area by 2016.</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Woodville, or Swadlincote.	- Ensure good connectivity to Woodville Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- None identified
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None Identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS.</li> <li>- Site development unlikely to have any discernible impact in respect of this objective.</li> <li>- Sequential Test Passed</li> </ul>	- None Identified.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of the urban edge of Swadlincote.</li> <li>- The site is well related to an hourly bus service (bus stops within 400m), local centre within 800m and employment land (site within 4km). (Although employment led regeneration of Woodville site to the south would deliver strategic employment land within 2km of the site)</li> </ul>	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Multiple HERS records within site including HERS 28129, 28121, 28111, 28120, 28110.</li> <li>- There is potential for below ground archaeology in this area</li> </ul>	- Ensure appropriate heritage surveys informs site design and layout. .
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- New development in this area could connect to the National Forest which is an increasingly important cultural ad leisure resource within the District	- Ensure sites connect to existing public rights of way locally
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is productive agricultural land.	<ul style="list-style-type: none"> <li>- That existing Woodland, hedgerows, tree belts and watercourses on the site are preserved and inform site layout.</li> <li>- Ensure that national forest planting requirements are met onsite</li> <li>- Reflect constraints associated with site topography within the design of any development.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Development in this location would be visible from higher ground to the north, due to local landform</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- There are a number of well-established hedgerows or tree belts on the eastern edge of the site, which could help tie new development into the wider landscape.</li> <li>- Development could negatively impact local landform which may not be amenable to development. There are topographical constraints as the site slopes down towards Vale Road and steeply up towards the A511.</li> </ul>	

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

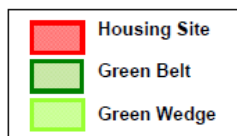
### Description:

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

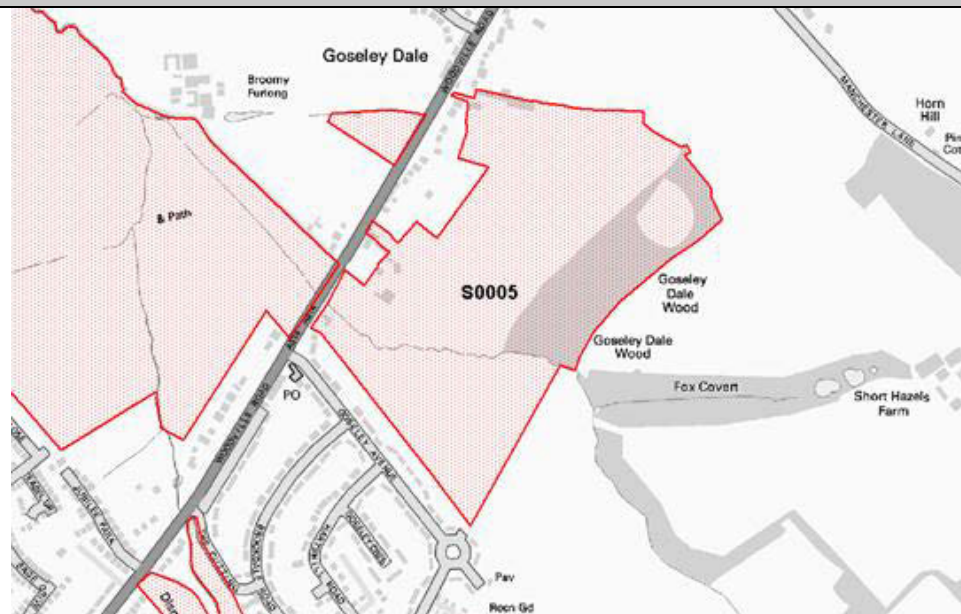
The site comprises agricultural fields, which are interspersed by trees and hedgerows along the field boundaries. The southern boundary of the site is bordered by residential development, and there are a number of buildings within the site along the eastern boundary. Woodville Road borders the site to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

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

#### Key



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Ordnance Survey 100019461  
MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that the proposal reinforces planting and retains existing hedgerows and trees where present.</li> <li>- That appropriate planting and habitat creation is delivered on site</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- The site is located around 350m to the north of Woodville Railway Cutting County Wildlife Site (SD026) and is unlikely to affect this site. A former site (Hartshorne Meadow SD093), which is located on the Southern Boundary of the site, has been removed from the wildlife site register	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- No site masterplan has been submitted in respect of this site. However developments of this size within the National Forest would be required to deliver 30% tree planting.	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development will deliver new and connect to existing informal local space owing to its National Forest Location.</li> <li>- It is unclear whether development will contribute to local sports provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling to Woodville</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- The site is located around 1200m (depending on access) from the Burton Road Health Centre. Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located within 1500m of local centre and 1000m of a primary school and sports pitch.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> <li>- Would be largely determined by design and layout of any site</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> <li>- Development would have an uncertain effect in respect of dealing with safety issues around the site</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The nearest secondary schools, is Granville (1km) which has some capacity to accommodate growth</li> <li>- It is unclear whether a proposal of this scale could deliver a new primary school</li> <li>- There is no capacity to expand Woodville Primary, may be potential to expand Hartshorne School although this is unclear.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> <li>- New housing would deliver new affordable housing in this area, which is one of the most deprived parts of the district.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site adjoins the existing Goseley Estate to the urban area of Swadlincote. The nearest local centre is Woodville within 1500m of the site. Bus stops are located just outside the site on the A514 within 400m of the site.</li> <li>- There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1.5km)</li> <li>- Secondary school provision Granville (1.5km)</li> <li>- There are employment opportunities around Tetron Point and Cadley Hill, the closest of which are 4km from the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support the provision of new education, open space and sports provision and would support existing health care provision and shops in Woodville.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development at the scale proposed could significantly increase traffic congestion around Clock Island, which is already subject to congestion during the am and pm peaks.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including around Woodville.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a hourly bus service between Swadlincote and Derby serving this area,</li> <li>- There is limited potential for off road cycling provision in this area.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton WWTW which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements</li> <li>- There are no known requirements for additional water supply or electricity network improvements in this area</li> <li>- Superfast broadband will be delivered commercially in this area by 2016.</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> <li>- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.</li> <li>-</li> </ul>	- None identified.
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> <li>- Development would support the creation of construction based jobs on a temporary basis.</li> </ul>	
	Will it improve average incomes in the District?		<ul style="list-style-type: none"> <li>- The proposed development will have no effect in respect of this objective</li> </ul>	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		<ul style="list-style-type: none"> <li>- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.</li> </ul>	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> <li>- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).</li> </ul>	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> <li>- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.</li> </ul>	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> <li>- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Woodville, or Swadlincote.</li> </ul>	- Ensure good connectivity to Woodville Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		<ul style="list-style-type: none"> <li>- Site is not previously developed and will not regenerate existing built up areas</li> <li>- The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.</li> </ul>	- None identified
	Will it provide potential to use locally available natural resources and materials?		<ul style="list-style-type: none"> <li>- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.</li> </ul>	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		<ul style="list-style-type: none"> <li>- The site greenfield and there is no potential to reuse waste materials on site during construction phase</li> <li>- New development would lead to a general increase in waste generation during construction and operation phases of development.</li> </ul>	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> <li>- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).</li> </ul>	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> <li>- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.</li> </ul>	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> <li>- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.</li> </ul>	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		<ul style="list-style-type: none"> <li>- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.</li> </ul>	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> <li>- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations.</li> <li>- Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.</li> </ul>	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None Identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority land would be Grade 4. And is not Best and Most Versatile.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Sites are located outside of areas at fluvial flood risk and are unlikely to have significant effects in respect of surface water flooding subject to the design and implementation of an appropriate SUDS.</li> <li>- Site development unlikely to have any discernible impact in respect of this objective.</li> <li>- Sequential test passed.</li> </ul>	- Steer development away from areas within the site at flood risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of the urban edge of Swadlincote.</li> <li>- The site is well related to an hourly bus service (bus stops within 400m), local centre within 1500m and employment land (site within 4km). (Although employment led regeneration of Woodville site to the south would deliver strategic employment land within 2km of the site)</li> </ul>	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- HERS site 20236 located within development area</li> <li>- Potential for below ground archaeology</li> </ul>	- 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?		- 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 locally
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is productive agricultural land.	<ul style="list-style-type: none"> <li>- That existing Woodland, hedgerows, tree belts and watercourses on the site are preserved and inform site layout.</li> <li>- Ensure that national forest planting requirements are met onsite</li> <li>- Provide appropriate landscaping around the edge of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is located in an area of secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity</li> <li>- Development in this location would be visible from higher ground to the north, due to local landform and prominence of the site</li> </ul> <p>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.</p>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- The eastern part of the site comprises of scrub and could help screen the site from views to the east.</li> <li>- There is also an extensive are of immature woodland and scrub close to the southern edge of the site</li> <li>- Given the extent of scrub and woodland on site much of this could be lost through site development.</li> </ul>	

## Site 50: S0094, Drakelow Park, Drakelow

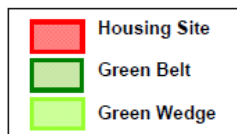
### Description:

This site has been granted permission for 2,239 homes including 192 retirement departments, 58,065sqm of employment development and two local centres extending some 2.05ha of land and a primary school. (ref 9/2009/0341)

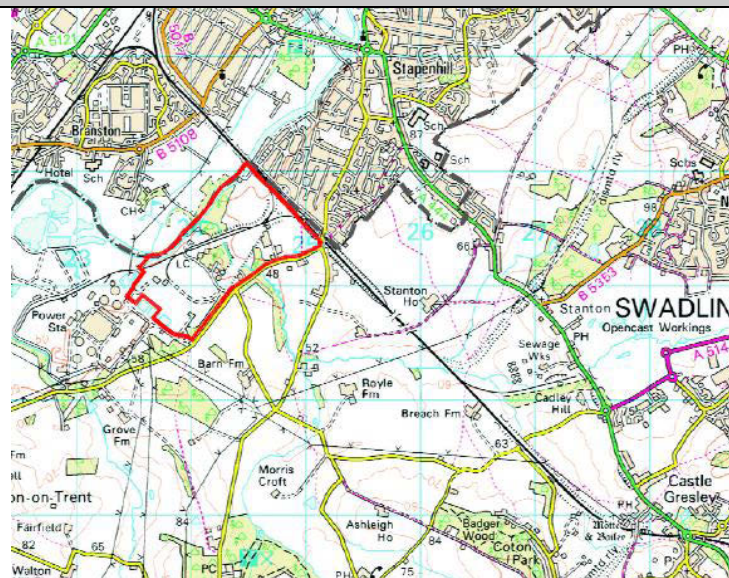
The site would form an urban extension to Stapenhill in Burton on Trent and extends some 110ha and is unlikely to be fully developed within the Plan Period. The site previously developed, except for around 10ha close to Stapenhill

There is a high level of developer interest in the site.

#### Key



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- Site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that the proposal reinforces planting and retains existing hedgerows watercourses and trees where present.</li> <li>- That appropriate planting and habitat creation is delivered on site</li> <li>- That an appropriate buffer is included to protect the adjacent wildlife site</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- Drakelow Wildfowl Reserve (SD336) adjacent to the site	
	Could development affect protected species or BAP priority species?	No	- Potential for Bats, Badger, Water Vole, Otter and Skylark on site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- Sites includes significant new habitat creation and retention including areas of woodland centrally and east of the site	
	Will it protect sites of geological importance?	Yes	- There are no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would deliver almost 200 retirement department.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban 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, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would deliver new open space and sports provision including sports pitches, informal open space, and parks,</li> <li>- Existing sports provision is located within 800m of the site at Stapenhill</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling to facilities in Burton</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- There are existing healthcare facilities are located in Stapenhill (within 1200km). Both provides space for new GP surgery if required</li> <li>- Development could help fund improvements to local medical facilities</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site is located with 800m of sport pitches, village school and local centre as all these facilities are planned on site</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- No impacts identified.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Improvements to the local network proposed to reduce accidents locally and increase highways capacity. Particular improvements are proposed for junctions at Caudwell Road and Rosliston Road South.</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>- Secondary Education needs within the Plan period could be accommodated at existing Swadlincote Schools subject to expansion.</li> <li>- The site includes proposals for a primary school to be developed to meet the sites needs</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote and surrounding area cumulatively.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development could lead to the net loss of 4ha of existing employment land on site. It is unclear whether losses at this scale would have any notable effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New housing would deliver additional affordable housing close to Swadlincote and well related to Burton upon Trent.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site will deliver two new local centres, a school and other community facilities</li> <li>- Bus stops are located within 400m of the site on Walton Road.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth would support the provision of new education, open space and sports provision and would support existing health care provision and shops in Stapenhill</li> <li>- Development will support improvements to public transport provision.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development would deliver a new river crossing over the River Trent through delivery of the Walton Bypass</li> <li>- Generally increased traffic associated with development can be accommodated by the local road network although capacity/safety enhancements will be required to support growth.</li> <li>- Site delivery would be supported by a travel plan to encourage non car modes of transport.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including the Walton on Trent bypass.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- Site will deliver the provision of a new greenway between the site and Stapenhill and connect to an existing Sustrans route</li> <li>- Bus service penetration into the site would augment existing services serving Walton Road and the 6 times hourly (2a Service running within 200m of the site in Stapenhill).</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There is capacity to accommodate growth at local waste water Treatment Works (Claymills)</li> <li>- There may be a need for notable local sewerage network improvements to serve development.</li> <li>- Superfast Broadband coverage expected in 2015</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		<ul style="list-style-type: none"> <li>- Could support construction industry and other businesses involved in marketing, selling new homes. During site build out which will continue throughout the Plan period.</li> <li>- Development could also support the creation of employment land which could attract new businesses into the district.</li> </ul>	- None identified.
	Will it reduce unemployment rates and disparities across the district?		<ul style="list-style-type: none"> <li>- Development would support the creation of construction based jobs as well as new employment in local centres, proposed employment land and schools on site)</li> </ul>	
	Will it encourage economic diversification?		<ul style="list-style-type: none"> <li>- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis)</li> <li>- It is unclear whether jobs would help increase the number of jobs in sectors with relatively low levels of employment in the District</li> </ul>	
To diversify and strengthen local urban and rural economies	Will it improve average incomes in the District?		<ul style="list-style-type: none"> <li>- Uncertain effect identified – dependent on end use of proposed employment areas</li> </ul>	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		<ul style="list-style-type: none"> <li>- Employment losses would lead to the notional loss at the site level</li> <li>- Any losses would be compensated for elsewhere to ensure the delivery of sufficient employment land through the plan</li> </ul>	
	Will it help support and encourage the growth of the Rural Economy?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any discernible impacts on the economy of surrounding villages.</li> </ul>	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		<ul style="list-style-type: none"> <li>- Development would deliver two new local centres.</li> </ul>	- Ensure good connectivity to Burton on Trent and local centres on site
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		<ul style="list-style-type: none"> <li>- Site is previously developed and would facilitate the removal of a number of existing commercial buildings and areas of hard standing</li> <li>- The site layout and development framework proposed by the developer will improve local townscape character including by protecting a number of listed buildings on site and integrating these into a new local centre</li> <li>- There remains limited uncertainty in respect of design in advance of any detailed permission being sought.</li> </ul>	- None identified
	Will it provide potential to use locally available natural resources and materials?		<ul style="list-style-type: none"> <li>- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.</li> </ul>	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		<ul style="list-style-type: none"> <li>- There may be opportunity to reuse demolition waste on site within any development proposals</li> <li>- New development would lead to a general increase in waste generation during construction and operation phases of development</li> </ul>	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan
	Will it increase waste recovery and recycling?		<ul style="list-style-type: none"> <li>- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain.</li> </ul>	
	Will it reduce the proportion of waste sent to landfill?		<ul style="list-style-type: none"> <li>- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond standards requirements to accommodate all of the Districts recycling bins and receptacles. This is likely to be considered through detailed planning applications.</li> </ul>	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		<ul style="list-style-type: none"> <li>- Development could contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act. This is likely to be considered through detailed planning applications on the site.</li> </ul>	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		<ul style="list-style-type: none"> <li>- There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme.</li> </ul>	
	Will it help ensure water resources are used efficiently?		<ul style="list-style-type: none"> <li>- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. This issue would be determined during detailed applications for development.</li> </ul>	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development has potential to deliver water quality improvements locally on site through the removal of existing culverts on site and restoring local water courses to a more natural profile.</li> <li>- Nitrate Vulnerable Zone = Surface Water only</li> <li>- Ground Water Protection Zone = Partially within Zone 3</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate noise mitigation is included within any allocation (close to railway line).</li> <li>- Inclusion of appropriate sustainable drainage system on site</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- The proximity of the site to proposed employment could increase light pollution complaints</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to proposed employment could increase noise complaints in the longer term especially where any facility had 24 hour operation.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is most previously developed</li> <li>- Site development could lead to the loss of around 10ha of land which is Grade 3b and not best and most versatile</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Development will provide for the removal of a culvert within the site which will allow the Darklands Brook to be restored to a more natural state and will reduce flood risk on site (the culverts currently throttles flows and leads to flooding on site)</li> <li>- A further culvert on site will be retained. This will continue to throttle flows downstream.</li> <li>- Sequential test likely to be passed subject to appropriate design and layout</li> </ul>	<ul style="list-style-type: none"> <li>- Steer development away from areas within the site at flood risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at appropriate levels. It is likely that an engineered SUDS system will be utilised to convey surface waters off site into a local water course.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site will include two new local centres and a primary school.</li> <li>- hourly or better bus service within 400m and local routes to be extended into the site</li> <li>- 12ha of employment land to be provided on site</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are three grade 2 listed structures on site. These consist of an 18 century stable block and cottages and the wall of an 18 century formal garden. These will be restored through development</li> <li>- Multiple HERS records within site including HER19216, 19204, 19218 and 19205</li> <li>- There limited potential for below ground archaeological remains on the site</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development would improve access to the stables(which would form part of the proposed local centre) and other listed structures on site</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes including Sustrans route to north of the site</li> </ul>
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site would allow reuse of a site previously in use as a power station or employment land.</li> </ul>	<ul style="list-style-type: none"> <li>- That existing hedgerows and tree belts(including TPOs are retained on the site and inform site layout.</li> <li>- That national forest and other habitat creation is delivered on site.</li> <li>- That adjacent wildlife sites are protected and enhanced where possible.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Area is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities)</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- Site is well contained by existing landscape elements such as existing development to the north, the disused railway to the north, River Trent to the north west, Walton Road and tree belts to the south east</li> <li>- Site is relatively uncontained to the south.</li> <li>- Retention of significant woodland running centrally through the site will help integrate new development into the wider landscape.</li> <li>- Site would contribute towards green infrastructure provision including new open space provision</li> </ul>	

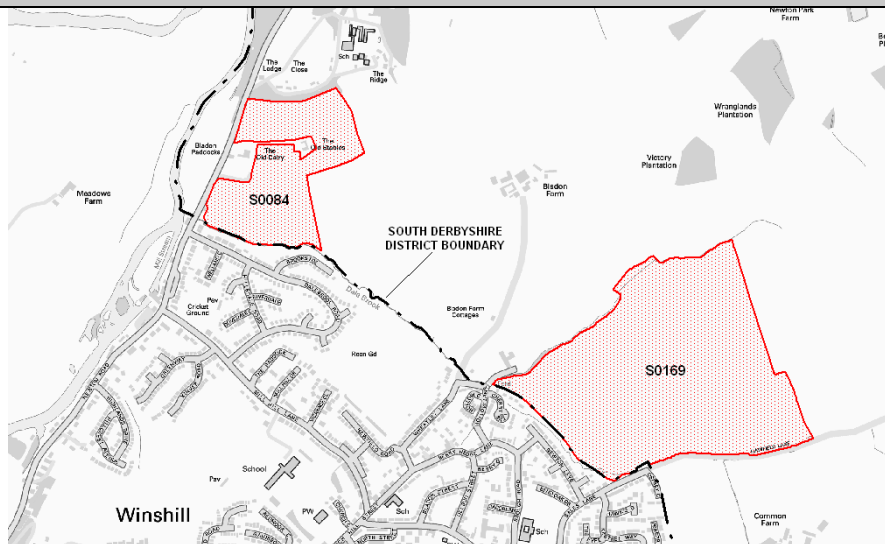
# Site 51: S0084: Land at Newton Road, Burton on Trent

**Description:**

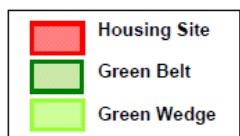
This site would be an urban extension to Winhill, Burton upon Trent, East Staffordshire. Winhill district centre is close to the site, and Burton upon Trent town centre is approximately 5 km away to the south west.

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

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



**Key**



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 MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes (Green)	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	- Ensure that the proposal reinforces planting and retains existing hedgerows watercourse and trees where present. - That appropriate planting and habitat creation is delivered on site - Appropriate buffer to protect SD219 wildlife site.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No (Red)	- There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) adjacent to the south eastern edge of the site, although it is likely that no built development would be located close to this area due to existing land levels and watercourse present on site	
	Could development affect protected species or BAP priority species?	Yes (Green)	- There are no recording of BAP or Protected species within 300m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes (Orange)	- No information held, although given the scale of the site and known constrains on site it is likely that limited habitat creation could be bought forward on site	
	Will it protect sites of geological importance?	Yes (Green)	- 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 (Green)	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes (Orange)	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes (Orange)	- Development would make an uncertain contribution towards delivering homes for older and/or disable people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes (Green)	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No (Red)	- 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 (Red)	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver new informal local space and local sports provision.	- Ensure new development improves access by walking and cycling to facilities in Winhill
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Winhill around 1km distant - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 800m of local recreation provision and 1200m of a local centre - Primary schools are within 1600m although it is unclear whether there is any potential to accommodate growth in east staffs schools and the nearest Primary school in South Derbyshire would be 2200m.	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect in respect of dealing with safety issues around the site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school in South Derbyshire is the William Allitt School, which is currently at capacity and has no room for expansion. - Granville and Pingle schools do have some spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. - It is unclear whether there is any spare capacity within Burton secondary schools. - The nearest primary age schools in South Derbyshire are in Newton Solney although capacity details are unknown. - The nearest primary school in East Staffordshire is the Winhill Village Primary School.	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- 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.	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 1200m (Winhill). - Bus stops are located just outside the site on Newton Road (bus services are hourly).	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Strategic growth could support the provision of new, or expansion of existing education facilities, open space and sports provision and would support existing health care provision and shops in Winhill.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development could worsen the existing congestion at the junction of Bretby Lane and the A511. The roundabout junction of Bretby Lane and Melbourne Avenue could also be impacted. The junction of the A511, Stapenhill Road and the B5008 is also congested and the traffic generated at these sites could contribute to the problem. - There could be implications from strategic growth for the already high level of congestion on the Trent River crossing into Burton on Trent.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is an hourly bus service between Derby and Burton serving this area. - Off road cycling provision in this area is undeveloped although there are a number of public rights of way locally.	
	Will it make the best use of other infrastructure?		- Site is likely to be served by Claymills WWTW which has capacity to accommodate growth - It is unclear whether capacity improvements would be required within the sewerage network around Winhill. - There are no known requirements for additional strategic water supply or electricity network improvements. - Superfast Broadband to be delivered commercially in this area by 2016	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Winshill nearby.	- Ensure good connectivity to Winshill Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- None identified
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None Identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is at limited flood risk on the southern boundary of the site, although new development is could be steered away from this part of the site owing to its limited extent and proximity to a gas pipeline which traverses the site close to the brook. Limited pluvial flood risk on site.</li> <li>- Sequential test likely to be passed subject to design and layout of the site.</li> </ul>	- Steer development away from areas at flood risk on the site
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Winshill.</li> <li>- The site is well related to an hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located &gt;2km.</li> </ul>	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The setting of Bladon Cottage and Bladon Castle, which are to the north of the smaller site, could be affected by housing development to the north of Winshill.</li> <li>- NO HERS records within site</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> </ul>	- Ensure site design and layout reflects the setting of local heritage features.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- Impacts are uncertain	- Ensure sites connect to existing public rights of way locally
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> <li>- That existing hedgerows, tree belts and watercourses on the site are preserved and inform site layout.</li> <li>- Ensure that national forest planting requirements are met onsite</li> <li>- Provide appropriate landscaping around the edge of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on both sites. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites</li> <li>- All sites could contribute towards green infrastructure provision.</li> </ul>	

## Site 52: S0169: Hawfield Lane Burton.

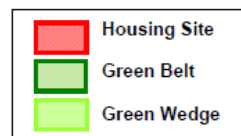
### Description:

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

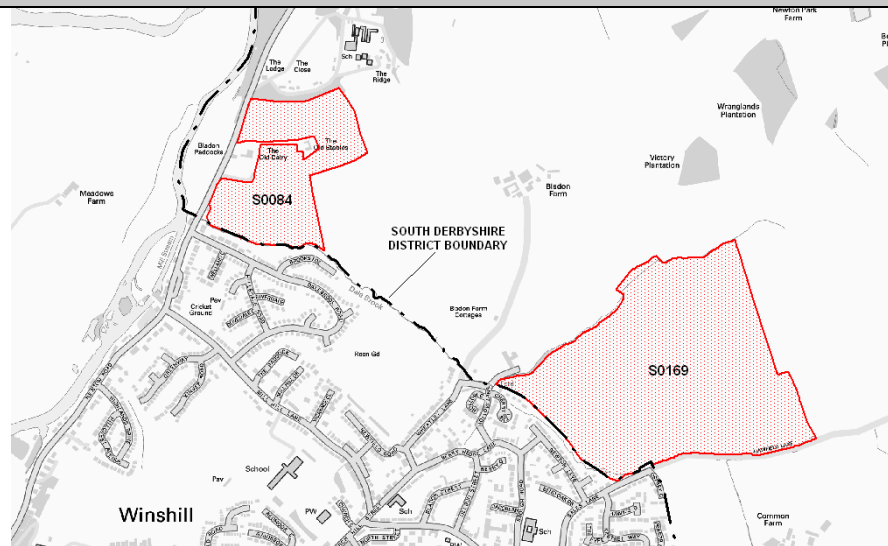
The site extends some 30ha and currently used for agricultural purposes. The land to the south comprises established residential development.

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

### Key



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MAP IS NOT TO SCALE NORTH



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Sites are not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that the proposal reinforces planting and retains existing hedgerows watercourse and trees where present.</li> <li>- That appropriate planting and habitat creation is delivered on site</li> <li>- Appropriate buffer to protect nearby wildlife site.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	No	- There is a non-statutory wildlife site (SD219 – Dale Brook Meadow) within 300m of the site	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	No	- No information held, although given the scale of the site and known constraints on site it is likely that limited habitat creation could be bought forward on site	
	Will it protect sites of geological importance?	Yes	- There is no regionally important geological sites within this area or within 1km of the site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	No	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	No	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in combination with other developments in South Derbyshire and is deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- Development could deliver new informal local space and local sports provision.	- Ensure new development improves access by walking and cycling to facilities in Winshill
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Existing healthcare facilities are located at Winshill), (around 1km - Development could help fund improvements to local medical facilities	
	Will it promote healthy lifestyles?		- Site is located within 1200m of local recreation provision and 1200m of a local centre - Primary schools are within 400m although it is unclear whether there is any potential to accommodate growth in east staffs schools and the nearest Primary school in South Derbyshire would be around 4km	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents		- Development would have an uncertain effect	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- The nearest secondary school in South Derbyshire is the William Allitt School, which is currently at capacity and has no room for expansion. - Granville and Pingle schools do have some spare capacity and could potentially accommodate the additional pupils from this development, although other developments in Swadlincote would need to be taken into account. - It is unclear whether there is any spare capacity within Burton secondary schools. - The nearest primary age schools in South Derbyshire are in Newton Solney although capacity details are unknown. - The nearest primary school in East Staffordshire is the Winshill Village Primary School.	- Continue liaison with local Schools and County LEA to establish effects of sites in Swadlincote cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		- 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.	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The sites are dislocated from the main urban area of Swadlincote but is adjacent to the edge of Burton on Trent. The nearest local centre is 1200m (Winshill). - Bus stops are located 400m from the site and served by a four times hourly 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?		- Strategic growth could support the provision of new, or expansion of existing education facilities, open space and sports provision and would support existing health care provision and shops in Winshill.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development could worsen the existing congestion at the junction of Bretby Lane and the A511. The roundabout junction of Bretby Lane and Melbourne Avenue could also be impacted. The junction of the A511, Stapenhill Road and the B5008 is also congested and the traffic generated at these sites could contribute to the problem. - Access into the site could be problematic. - There could be implications from strategic growth for the already high level of congestion on the Trent River crossing into Burton on Trent.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- There is an four times hourly bus service serving this area, - Off road cycling provision in this area is undeveloped although there are a number of public rights of way locally.	
	Will it make the best use of other infrastructure?		- Site is likely to be served by Claymills WWTW which has capacity to accommodate growth - It is unclear whether capacity improvements would be required within the sewerage network around Winshill. - There are no known requirements for additional strategic water supply or electricity network improvements. - Superfast broadband is likely to be delivered commercially in this area by 2016	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified.
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- None identified.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth in this area is unlikely to have any discernible effect in respect of supporting the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unknown whether this proposal would deliver additional shops or services within the site. Site could help sustain existing services within Winhill nearby.	- Ensure good connectivity to Winhill Local centre
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- Site is not previously developed and will not regenerate existing built up areas - The contribution this site could make in respect of urban design is likely to be determined by the detailed layout, design and construction put forward by developers. No information regarding these issues has been submitted by the site promoters.	- None identified
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site greenfield and there is no potential to reuse waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- Include requirements for sufficient waste and compost storage in a design or waste policy in the Plan
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Surface and Ground Water</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None Identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Site is greenfield</li> <li>- Based on agricultural land classification maps held by the Authority land is likely to be classed as Grade 2 agricultural land which is Best and Most Versatile.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is not at fluvial flood risk</li> <li>- Limited pluvial flood risk on site.</li> <li>- Sequential Test Passed</li> </ul>	- None identified
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site poorly located in respect of the urban edge of Swadlincote, but is well related to shops and facilities in Winshill.</li> <li>- The site is well related to an for times hourly bus service (bus stops within 400m) and local centre and health centre (within 1200m), but strategic employment is located &gt;2km.</li> </ul>	- None Identified.
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Site will not affect an identified listed buildings</li> <li>- No HERS records within site</li> <li>- there is limited potential for in ground archaeology in this area.</li> </ul>	- Require appropriate archaeological assessment prior to 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?		- Impacts are uncertain	- Ensure sites connect to existing public rights of way locally
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> <li>- That existing hedgerows, tree belts and watercourses on the site are preserved and inform site layout.</li> <li>- Ensure that national forest planting requirements are met onsite</li> <li>- Provide appropriate landscaping around the edge of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		- Area is located in an area of secondary sensitivity according to the County Council's Areas of multiple environment sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Existing landscape elements such as woodlands and hedgerows and a minor watercourse are present on site. There is potential to integrate existing landscape elements into the site, although would be dependent on the design and implementation of sites</li> <li>- All sites could contribute towards green infrastructure provision.</li> </ul>	

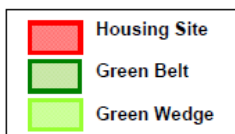
## Site 53: Boulton Moor (Site not in SHLAA)

### 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

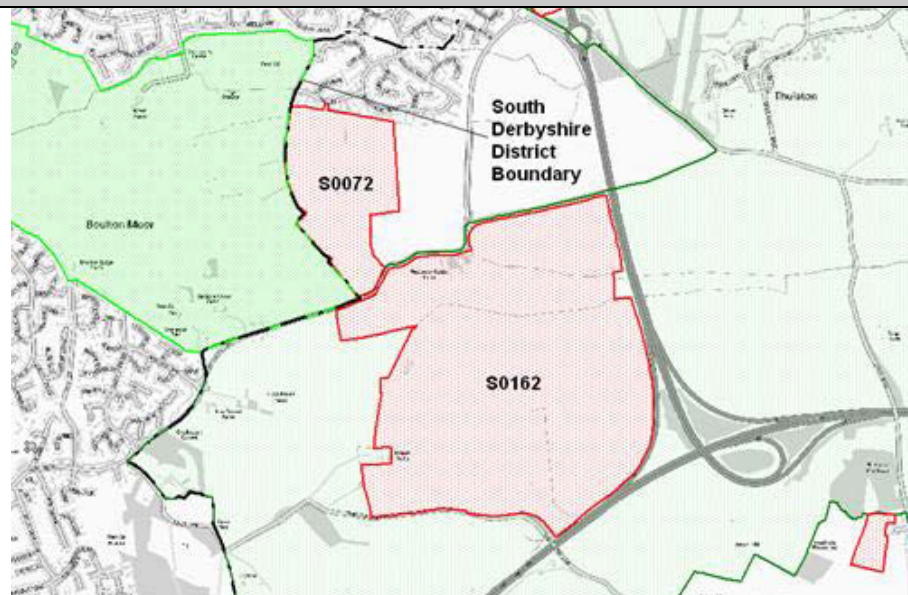
The site was granted permission by the secretary of state in 2009 following a conjoined inquiry into housing sites around Derby City. The site has outline planning permission for up to 1058 homes although development has yet to commence on this site.

### Key



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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH 



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- Site is located more than 1km of a statutory wildlife site, and would not be affected by development.	- Ensure policy to safeguard and reinforce existing tree belt north of Snelsmoor Lane.
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There is one non statutory wildlife sites within 300m of the site. SD247 Elvaston Castle Country Park	
	Could development affect protected species or BAP priority species?	No	- Potential for GCN and foraging bats on site - Hedgerows provide nesting habitat for BAP bird species.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The Environmental Statement and concept master plan which was submitted for the site indicating that this site would include new informal and formal open space. Development would also protect the existing tree belt along Snelsmoor Lane and strengthen tree planting around the north and west of the site.	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites would contribute towards the delivery of 30% affordable housing, with the remainder market housing.	- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing - Include policy to guide delivery of gypsy and traveller sites
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No - No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		- The site would support delivery of significant new informal and formal open space as part of the wider master plan for phases 1 and 2 of the Boulton Moor Development.	- 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?		- Existing healthcare facilities are located within 2km at Keldholme Lane - It is unclear whether strategic growth would support the delivery of new medical facilities on site although provision is made in the phase 1 site for community facilities so could be accommodated where need is established	
	Will it promote healthy lifestyles?		- New local centre proposed on site. The nearest primary school would also be on site. - Sports pitches would be on site (although these would be located 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?		- There are no identified impacts from site development in respect of this issue - Would be largely determined by design and layout of any site	- As above. - Inclusion of general design policy in the Plan
	Will it reduce the number of people involved in accidents?		- Development would contribute towards bus priority measures and safety improvements on the A6 off site	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		- Noel Baker Community School and Merrill College will take, secondary age pupils from this area - There are proposals for a primary school to be provided within the site - A new secondary school is proposed for the DUA, although it is unclear where this will be located.	- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Development would have no effect against this objective	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District?		- There are significant pocket of deprivation in Boulton Ward (within the city) according to the Boulton neighbourhood profile. Growth would increase affordable housing provision locally in an area with Boulton had the fifth lowest number of house sales in Derby City (in 2010) and prices are well below the city average and are comparatively affordable.	- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		- The site would be within 800m of nearest existing bus stops as the crow flies, - New services would serve the phase 1 and 2 Boulton Moor Site - Land is set aside for a proposed park and ride serving the A6 corridor. This will be to the immediate north of the site	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development would deliver a new local centre, sports pitches, primary school, informal open space, and potentially community facilities. The site could also support the development of a park and ride to the north of 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?		- Development would support the delivery of improved bus services locally and would contribute to the delivery of bus priority measures along the A6. - Would support the delivery of a park and ride to serve the A6 transport corridor - Enhance walking and cycling provision on site is proposed	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- Site will deliver bus provision within the site - Development includes proposals to enhance walking and cycling routes on site - Development could support the delivery of the park and ride site to serve the A6 Corridor	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer flooding. - Superfast broadband delivery to be delivered commercially	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- Site would support local shopping provision through the delivery of a local centre within the site	- None identified
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain. (There is no site master plan or layout provided by site promoters).	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None Identified
	Will it reduce light pollution?		- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.	
	Will it improve air quality		- Development is unlikely to have any notable air quality impacts in this area	
	Will it reduce noise pollution?		- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority land is mainly Grade 3b. However there are pockets of grade 2 and grade 3a within the site (which is Best and Most Versatile). This area is located centrally and to the east of the site.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- There is a small area of land to the north east of the site (less than 10%) of the site area which is at flood risk according to the Councils SFRA.</li> <li>- Site will pass the sequential test based on proposed site design and layout.</li> </ul>	<ul style="list-style-type: none"> <li>- Steer development away from areas that are identified as flood risk.</li> <li>- Continued liaison with EA in respect of flood risk on site</li> </ul>
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		- New local centre and Public transport provision within site. Primary school provision would also be on site. The nearest large scale employment is Raynesway and Derby Commercial Park both within 4km of the site.	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas</li> <li>- No HERS records within the site which is proposed for built development, although HERS record associated with Elvaston Castle in the land to the east of the A6 set aside for open space.</li> <li>- There may be potential for in ground archaeology</li> </ul>	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		- There may be potential for development to improve access to Elvaston Castle Historic Park and Garden to new and existing residents living in the city to the immediate north of the site	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		- Site is greenfield	<ul style="list-style-type: none"> <li>- Development is designed to take account of the local landscape elements including trees and hedgerows,</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Strong field boundaries consisting of hedgerow and tree belts, including substantial tree belt along Snelsmoor Lane.</li> <li>- New peripheral planting and informal open space proposed</li> <li>- Opportunity exists to deliver biodiversity gain and habitat creation on site</li> </ul>	

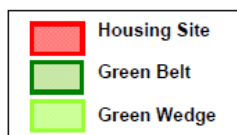
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## Site 54: Highfields Farm (site not in SHLAA)

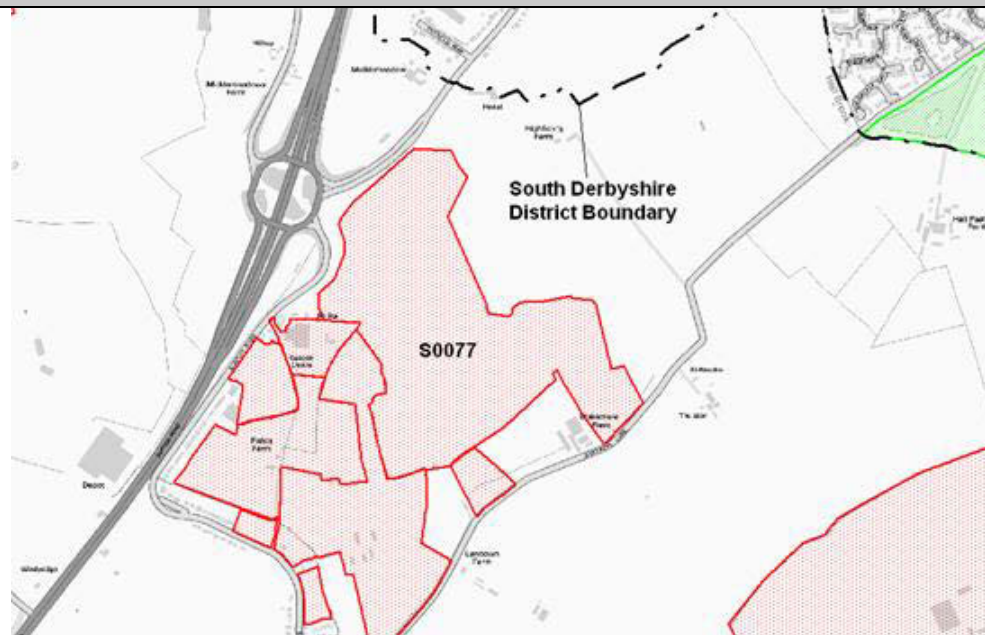
### Description:

The site was granted permission by the secretary of state in 2009 following a conjoined inquiry into housing sites around Derby City. The site has outline planning permission for up to 1200 homes (9/2006/0775) although development has yet to commence on this site.

### Key



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MAP IS NOT TO SCALE NORTH ▲



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance internationally nationally important wildlife sites?	Yes	- There are no statutory wildlife sites within 1km of this site	<ul style="list-style-type: none"> <li>- Ensure that any development reflects layout of the consented scheme to the North</li> <li>- Ensure that the proposal reinforces planting and retains existing hedgerows and field trees where present</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non statutory wildlife sites within 300m of the site	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The site will deliver new habitat creation including public open space (c. 11ha) and (8.4ha) a new country park.	
	Will it protect sites of geological importance?	Yes	- Site is not located within 1km of a Regionally important geological site	
To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation?	Yes	- Sites will contribute towards the delivery of 30% affordable housing, with the remainder market housing.	<ul style="list-style-type: none"> <li>- Ensure policies support the delivery of appropriate mix and tenure of new homes including affordable housing</li> <li>- Include policy to guide delivery of gypsy and traveller sites</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	Yes	- Development has potential to deliver a mix of homes in respect of tenure and housing type. No data has been submitted by site promoters in respect of likely mix proposed on site	
	Will it improve the suitability of new homes for older and/disabled groups?	Yes	- Development would make an uncertain contribution towards delivering homes for older and/or disabled people. No information is currently held on potential housing mix on this site.	
	Will it provide sufficient housing to meet existing and future need?	Yes	- The site could contribute to overall housing need in South Derbyshire and Derby City in combination with other developments in South Derbyshire and the City and is potentially deliverable within the plan period.	
	Will it reduce the number of unfit or empty homes?	No	- Sites are urban extension and will not bring empty homes back into use or improve unfit homes.	
	Will it meet the needs of travelling show people?	No	- No, site would be an urban extension and would be very unlikely to includes provision for travelling communities	

To improve the health and well-being of the population	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Unclear whether site would deliver new informal and formal open space and the site level</li> <li>- Given scale of site the provision of new facilities is likely</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access to local walking and cycling routes and to Littleover and the proposed local centre on the Highfields Farm site to the North.</li> </ul>
	Will it improve accessibility too healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Existing healthcare facilities are located &gt;0.8km from the site</li> <li>- it is unclear whether site could deliver new healthcare facilities</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- Site will deliver new primary school</li> <li>- Site will deliver new local centres</li> <li>- Site will deliver new sports pitches.</li> </ul>	
To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue</li> <li>- Would be largely determined by design and layout of any site</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the Plan</li> </ul>
	Will it reduce the number of people involved in accidents		<ul style="list-style-type: none"> <li>- Uncertain impact</li> </ul>	
To improve educational achievement and improve the District's skills base	Will it improve educational attainment amongst young people?		<ul style="list-style-type: none"> <li>- The site lies within the catchment area of John Port School, Etwell, which is already over capacity but could accommodate limited expansion.</li> <li>- A new secondary school is proposed for the DUA, although it is unclear where this will be located.</li> <li>- Primary school proposed on adjacent site, or could potentially be accommodated on site</li> </ul>	<ul style="list-style-type: none"> <li>- Continue liaison with local Schools and City and County LEAs to establish effects of sites cumulatively.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would have no effect against this objective</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between the richest and poorest in the District		<ul style="list-style-type: none"> <li>- Littleover is Derby's most affluent community and house prices are on average 45% higher than the City Average and are 6.3:1 times average earnings compared to the city average of 4.4:1 (at 2010).</li> <li>- Housing in this location could contribute to the delivery of new affordable and market housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of policies to support the delivery of appropriate mix and tenure of new homes</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- New local centre proposed</li> <li>- Bus stops/ and hourly services proposed within site.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- New school, public open space, sports pitches, country park, retail and community facilities proposed on site</li> <li>- New bus route penetration into the site proposed.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- It is unclear whether this scale of growth in combination with development proposed within Derby City could give rise to unacceptable impacts on A38 Corridor.</li> <li>- Development could impact Burton Road, A38 Junction in combination with consented growth on Rickneld Way and Highfields Site.</li> <li>- Development is likely to have less impact on A38 following proposed pitch point works and following grade separation of A38 and local routes programmed for completion in 2019.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- Site will be within 400m of a frequent bus service</li> <li>- Unclear whether there is any potential to connect to cycle routes locally.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network without which the existing network would be overloaded and could lead to sewer overflows, however there may be potential to connect this area to finder rather than the City's sewerage network.</li> <li>- It is understood that large scale growth on the western edge of Derby would need to be supported by strategic enhancements to the local electricity supply network.</li> <li>- Superfast Broadband likely to be delivered commercially in this area</li> </ul>	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses or existing businesses to grow?		- Could support the construction industry and other businesses involved in marketing and selling new homes during site build out. Would have less significant benefits following site build out, although new residents would help to support local shops and services.	- None identified
	Will it reduce unemployment rates and disparities across the district?		- Development would support the creation of construction based jobs on a temporary basis.	
	Will it improve average incomes in the District?		- The proposed development will have no effect in respect of this objective	
To diversify and strengthen local urban and rural economies	Will it encourage economic diversification?		- Development would contribute towards increasing construction jobs locally (albeit on a temporary basis) and would create or support additional, or existing jobs related to finance, legal services and property services.	- Inclusion of appropriate policies in Plan to encourage/sustain/protect existing employment and commercial sites and premises
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- Provision of new housing sites could help reduce employment land losses, by ensuring sufficient housing supply (indirect effect).	
	Will it help support and encourage the growth of the Rural Economy?		- Further housing growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities?		- It is unclear whether new development will include new shops/local centre	- Ensure good connectivity to Littleover
To improve the quality of new development and the existing built environment	Will it improve the quality of new development?		- This is a greenfield site so it will not help regenerate existing built up areas, but could reinforce local design and character	- Inclusion of a general design excellence policy in the plan to inform design parameters of new sites
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduce consumption of materials?		- The site is greenfield and there is no potential to reuse demolition waste materials on site during construction phase - New development would lead to a general increase in waste generation during construction and operation phases of development	- An appropriate design policy could help ensure that sufficient recycling space is included in new development.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for bins and bring sites although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management such as composting bins, or space beyond stand requirements to accommodate all of the Districts recycling bins and receptacles.	
To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate water efficiency and waste management policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = No</li> </ul>	- None identified
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development although post development noise generation would be consistent with surrounding land uses.</li> <li>- May be limited potential for increased noise complaints from homes close to Ryckneld Way.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development		<ul style="list-style-type: none"> <li>- Sites is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority the site is Grade 3b or lower and as such is not best and most versatile agricultural land</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site lies partially within an area at fluvial flood risk (located in the northern part of the site), but given the scale of the combined site it is likely that built development could be steered away from this area and development is unlikely to have any discernible impact on flood risk locally.</li> <li>- Sequential test likely to be passed subject to appropriate site layout</li> </ul>	- Steer development away from areas that are identified as flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- New primary school to be provided on site</li> <li>- Site would be in excess of 4km from an employment area of 10ha or more.</li> <li>- Site would be in excess of 4km secondary school provision in South Derbyshire</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate transport policy to be included in the plan to maximise travel choice</li> <li>- Appropriate energy policy to be included in plan</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016 when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance such as listed buildings or conservation areas in this area</li> <li>- Multiple HERS within site HER 19922, 19923, 19924</li> <li>- Potential for in ground archaeology in this area</li> </ul>	- Require that appropriate archaeological surveys are undertaken.
To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Uncertain</li> </ul>	- Require consideration of improvements of local PROW.
To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Site is greenfield</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of the local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- Site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds		<ul style="list-style-type: none"> <li>- Site includes a number of agricultural fields which retain well defined field boundaries – these could be integrated into any development</li> <li>- Given the scale of the site there is likely to be notable opportunities to deliver biodiversity gain and habitat creation on site including through the creation of a large parkland area to the south of the development scheme</li> </ul>	

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## Appendix 6: Employment Site Appraisals

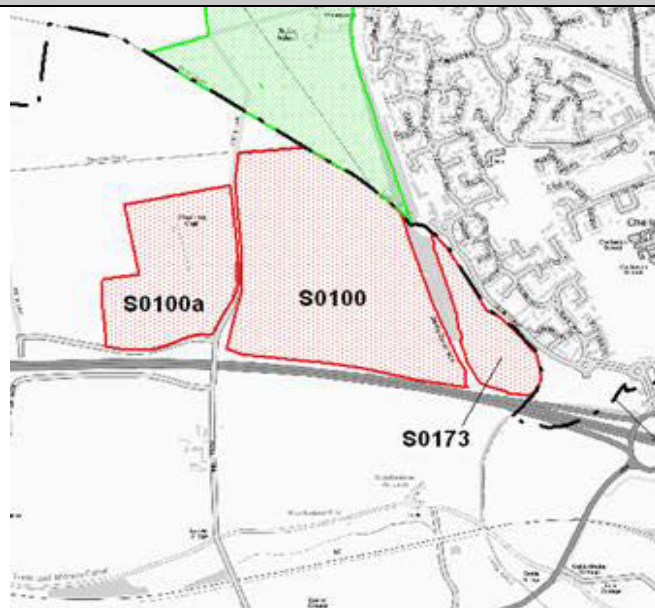
### Site 1: S0027 Land at Holmleigh Way

#### Description:

This cross boundary broad location consists of two sites. Site 0027 lies to the west of the former Derby Canal. It encompasses land on each side of Lowes Lane and extends from the Derby boundary, in the north, to the A50 in the south. This site contains a shooting club.

Both sites are predominantly agricultural fields with hedge boundaries and dispersed trees.

None of the sites are controlled by more than one owner. There is high developer interest in the sites.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	No	- The Derby Canal wildlife site (SD134) abuts the eastern boundary of site 0027. The site comprises of wet woodland and woodland swamp.	
	Could development affect protected species or BAP priority species?	Yes	- No records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site. The master plan submitted for the site indicates that there would be significant amenity spaces permeating the site and formal open space located around the western part of the site. There would also be a significant area of informal space and tree planting to the immediate south of the proposed and consented T12 Link road in Derby City and to the north of the A50.	
	Will it protect sites of geological importance?	No	- The site is located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Commercial development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- Existing local centre in Chellaston within 400m of the eastern edge of the site. - Sports pitch within 800m. - School within 800m, although this is not considered for employment sites.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - This would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- Development is unlikely to have any significant effect against this objective.	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Only two small areas of Sinfin do not fall within the most deprived 20% of people nationally. New economic development in this area could make a notable contribution towards new jobs creation, which could have wider benefit on the wellbeing of local people. - New employment development could help improve access to employment in deprived areas in Chellaston and elsewhere across the southern edge of the City.	- 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?		- The site is well related to existing services which could be accessible by foot and cycle following completion of the T12 link road. - This area is currently well served by public transport and bus stops would be located within 400m of the eastern edge of the site. - There is a National Cycle route which dissects the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- The scale of the site could help support new, or improved public transport services and walking and cycling routes. Especially in combination with additional development locally, including the proposed Global Technology cluster in Sinfin. - Development could connect to and increase usage of the cycle route that dissects NCN route 6. - The site would provide an additional employment site within the Sinfin Moor Area.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development offers the potential to expand the cycle/pedestrian networks and bus services within Derby City and South Derbyshire, to connect to the development via the cycle path which dissects site 0027 (National Cycle Network Route 6). - The site could, potentially, be served by new highway infrastructure linking the proposed Global Technology Cluster (Infinity Park) to the north, to the T12 link road leading to the A50 junction with the A516 at Chellaston. A highway connection linking the T12 route to Wragley Way, is also under consideration and could lessen impacts from this development on the existing highway networks. - Cumulatively, traffic flows from this, and other nearby developments could have a significant detrimental impact on the junction of the A50/A514 and would need to be satisfactorily mitigated.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure including South Derby Integrated Transport Link.
	Will it increase the proportion of journeys using modes other than cars?		- There are currently 2 buses an hour along Rowallen Way, although depending on access arrangements, services could be beyond acceptable walking distances. - The South Derbyshire Link Road will provide enhanced cycle provision and will provide opportunity to connect to other strategic sites already in this area (Holmleigh Way). - This would be dependent on the level of public transport, walking and cycling provision to the site.	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network, without which the existing network would be overloaded and could lead to increased incidence of sewer overflowing. - Superfast Broadband is likely to be delivered commercially in this area by 2016.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Further commercial growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- It is unlikely that the commercial development of this site for employment uses would deliver additional retail provision.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials, including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - No rail connectivity is proposed for this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recycle and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential to reuse waste onsite (associated with material currently used in the large bunds surrounding the shooting club). - The use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site, including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- 24 hour operation of the site could increase light pollution complaints.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development could lead to an overall decrease in noise pollution or a reduction in noise complaints owing to the loss of the shooting club on site.</li> <li>- 24 hour operation could negatively impact existing and proposed residential development in Chellaston.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority, land is mainly Grade 3b. However, there are pockets of land within the site which are grade 2. These cover around 10-15% (which is Best and Most Versatile).</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located outside of areas at fluvial flood risk (aside from a small area adjacent to the Cuttle Brook and Trent Mersey Canal) and is unlikely to have significant effects in respect of surface water flooding, subject to the design and implementation of an appropriate SUDS.</li> <li>- Site development unlikely to have any discernible impact in respect of this objective.</li> <li>- The site is sequentially acceptable.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Hourly bus stop within 400m.</li> <li>- The site would provide employment for existing communities within 2km of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The land lies partially within Sinfin Moor RIGS and has potential for Palaeolithic evidence and is very close to the barrow cemetery of Swarkestone Lowes, a Scheduled Monument and an area of regional importance for Bronze Age archaeology (HERS 27031).</li> <li>- There is high potential for prehistoric archaeology in this area.</li> <li>- There may be potential for this development to affect the reinstatement of the Trent &amp; Mersey Canal, especially where roads cross the historical canal basin.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development could improve access to the Trent &amp; Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is mostly greenfield, although there is a shooting club located on a small portion of the western site.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- Existing landscape elements are limited, although field margins are usually defined by hedgerows and trees.</li> <li>- Opportunity exists to significantly increase a strategic landscape buffer along the proposed T12 link road and A50 (as set out in master plan) to the south and create new ponds and other landscape features.</li> </ul>	

Version 1b

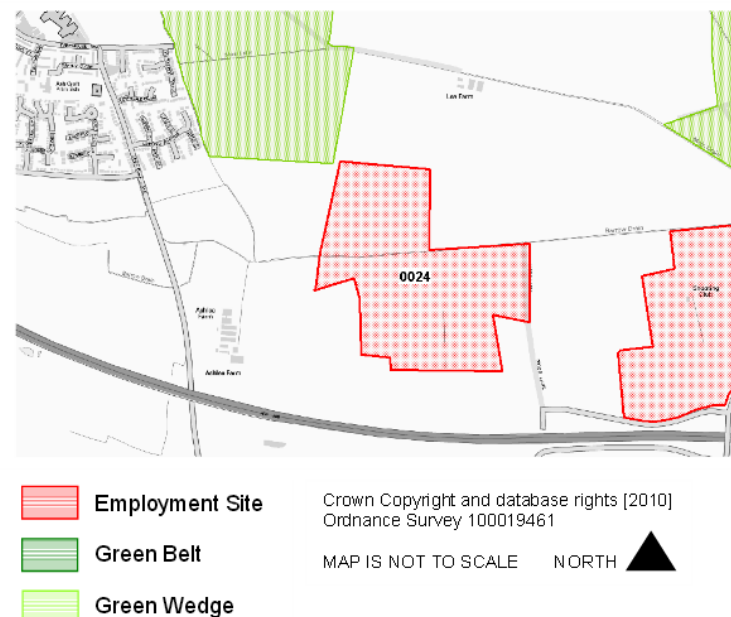
## Site 2: S0024 Land at Sinfin Moor (Lea Farm)

### Description:

The site lies to the south of the proposed Global Technology Cluster, which lies within the Derby City boundary. Green Wedges within Derby City separate the site from residential development at Stenson Fields, 0.5km to the west and Chellaston, 1.2 km to the east. The site lies some 200m from the A50, which passes along an embankment/cutting through open countryside to the south. Moor Lane Defines the eastern boundary.

Access to the area could, potentially, be provided via highway infrastructure initially serving the Global Technology Cluster to the north, via the proposed T12 link road, connecting to the A50 at the existing junction with the A516 at Chellaston. The proposed South Derby Integrated Transport Link could also, potentially, help to serve the site, although transport modelling indicates that further mitigation measures would be needed to enable the site to come forward.

The land is in single ownership and is in predominantly agricultural use, comprising of fields divided by hedgerows, with rows of trees defining the western and southern boundaries. At present, it is surrounded by open countryside, with a shooting club some 380 m to the east and the buildings of Lea and Ashlea Farms some 250m to the north and east, respectively. The site is not located in the Green Belt.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory wildlife site, or could affect the integrity of a Statutory Site.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There are no non-statutory wildlife sites within 300m of the site.	
	Could development affect protected species or BAP priority species?	Yes	- No records are held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	<ul style="list-style-type: none"> <li>- There is potential for biodiversity gain on the site given the scale of the site.</li> <li>- No information regarding landscaping or habitat creation is held by the Council in respect of this site.</li> </ul>	
	Will it protect sites of geological importance?	No	- The site is partly located on Sinfin Moor Rigs site. This site forms part of a glacial lake bed and covers an area of 2 square km to the south of Derby.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Commercial development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is located around 1.5km of a local centre (although development at neighbouring sites could significantly lessen this distance). - Sports pitches are located 2.5km distant. The nearest local or district shopping centre is located 1.5km. - The site performance could be significantly improved where onsite facilities are provided, or where other nearby sites are bought forward and developed according to identified master plans. - The nearest primary school is around 1200m distant whilst sports although this is not considered for employment sites.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - This would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- Development is unlikely to have any significant effect against this objective.	- None Identified.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District		- Only two small areas of Sinfin do not fall within the most deprived 20% of people nationally. New economic development in this area could make a notable contribution towards new jobs creation, which could have wider benefit on the wellbeing of local people. - New employment development could help improve access to employment in deprived areas in Chellaston and elsewhere across the southern edge of the City.	- 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?		- The site would be within 800m of the nearest bus stops as the crow flies, although this could be further depending on access and the layout of the site. - There is presently no metalled surface between the site and nearest bus stops. - The construction of the integrated south Derbyshire link road could significantly improve site performance.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could help sustain existing (or proposed) nearby services and could help deliver improvements to local public transport provision.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The proposed Southern Derbyshire Link Road would provide the required capacity improvements to accommodate growth on this site in isolation within the Plan period. - However, the development of multiple sites in the Chellaston and Sinfin Moor Area could overwhelm the proposed T12 and South Derbyshire Link Road proposed to accommodate growth locally.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- The site is within 800m of closest bus route. - There is potential for this site to link up to existing and proposed walking and cycling routes, proposed as part of the infinity park and other local development schemes.	
	Will it make the best use of other infrastructure?		- Development of this scale on the southern edge of Derby will require major strategic capacity improvements to the foul sewer network, without which the existing network would be overloaded and could lead to increased incidence of sewer flooding. - Superfast Broadband is likely to be delivered commercially in this area.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period up to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Further commercial growth on the edge of Derby City is unlikely to have any tangible effect in respect encouraging the growth of the rural economy.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- It is unlikely that the commercial development of this site for employment uses would deliver additional retail provision.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - No rail connectivity is proposed for this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recycle and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Large scale development could facilitate improvements to the local combined sewer network and could reduce the frequency of sewer overflows locally.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to an existing shooting club, or the future Infinity Park Commercial area could lead to an increase in noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield and in agricultural use.</li> <li>- Based on agricultural land classification maps held by the Authority, the land is mainly Grade 3b. However, this is a pocket of Grade 2 land covering around 10% of the site (which is Best and Most Versatile) located centrally.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Around one third of the site is located at high or moderate levels of flood risk and development in this area could exacerbate flood risk locally.</li> <li>- A sequential test would be required if the site is allocated for development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Hourly bus stop within 800m of the site.</li> <li>- The site would provide employment for existing communities within 2km of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No identified sites of cultural heritage importance, such as listed buildings or conservation areas in this</li> <li>- There may be potential for in ground archaeology</li> <li>- There is potential for below ground archaeology (including features associated with the RIGS designation on site).</li> <li>- No HERS located within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- There may be potential for development to improve access to, or interpret the RIGS which covers much of the Sinfin Moor Area, or improve connectivity of this part of Derby City to the Derby Sandiace canal basin (once reinstated) and the existing Trent and Mersey Canal.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows along the southern and western boundary.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is not within an area of primary or secondary sensitivity according to Derbyshire Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- Strong field boundaries consisting of hedgerow and tree belts to the west and south, and hedges defining other field boundaries within the site which could be integrated into site.</li> <li>- Opportunity exists to deliver biodiversity gain and habitat creation on site.</li> <li>- It is unclear whether landscape elements would be protected and new features delivered in the absence of an indicative sites masterplan.</li> </ul>	

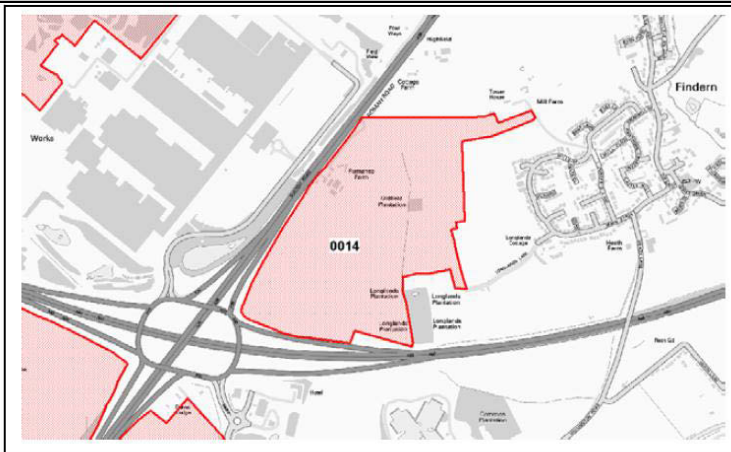
Version 1c

### Site 3: S0014: Pilot Fields, Willington

#### Description:

The Pilot Fields site lies to the North East of the A38/A50 junction and to the South West of the village of Findern. The A50 forms the southern boundary of the site and the A38 forms the western boundary. The remaining edges are defined by field boundaries.

The land is in single ownership and comprises of agricultural fields interspersed with hedgerows and trees along its boundaries. Rumenco Farm lies within the site boundary. There is residential development in the village of Findern, lying within 100-200 metres of the site boundary. The site is not located in the Green Belt.



■ Employment Site  
■ Green Belt  
■ Green Wedge

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 Ordnance Survey 100019461  
 MAP IS NOT TO SCALE    NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	--	- The 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.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	--	- There are no non-statutory wildlife sites located within or immediately adjacent to the site.	
	Could development affect protected species or BAP priority species?	--	- No records are held indicating that protected or BAP species are within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	--	<ul style="list-style-type: none"> <li>- There is potential for biodiversity gain on the site given the scale of the site.</li> <li>- No information regarding landscaping or habitat creation is held by the Council in respect of this site.</li> </ul>	
	Will it protect sites of geological importance?	--	- There are no Regionally Important Geological Sites within this site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Commercial development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is located around 1.2km of a village centre. - Sports pitches are located 1.6km distant. - The nearest primary school is around 2.5km distant whilst sports although this is not considered for employment sites.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - This would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Overall levels of deprivation are relatively low, although Etwell, Willington and Findern and Stenson wards record moderate levels of deprivation. - Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site.	- 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?		- The site is located 1200m from the nearest bus stop. - The scale of the site could help support limited improvements to existing or new public transport services, and could potentially help improve public transport provision to existing employers, close to the proposed site. Although it is likely that the site would be accessed primarily off the A38 rather than through the village.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- The site could have a very limited impact in respect of sustaining village shops and existing public transport services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- There is potential for good access to A50 and A38 trunk roads, although junction and highway capacity is constrained. - There is an hourly bus service within 1200m of site. - There is a railway station within 1.5km of site, but with few services. - There is no potential for rail connection to the site.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- The site is poorly connected to existing public transport and off road walking and cycling provision.	
	Will it make the best use of other infrastructure?		- It is understood that significant capacity improvements to the local electricity distribution network would be required to support large scale commercial development in this area. - Capacity improvements would also be required to the local sewerage network. - Superfast Broadband coverage likely to be delivered in 2015-16.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations, to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfyn and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective	
To diversify and strengthen local, urban and rural economies,	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period up to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development is unlikely to support the provision of new shopping facilities due to the nature of the site and its dislocation from nearby villages.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally, or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - No rail connectivity is proposed for this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - There may be potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation.</li> <li>- Given the proximity of nearby homes, development could lead to an increase in light pollution complaints where site operation is 24 hours.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation could be consistent with surrounding land uses.</li> <li>- Development could lead to an increase in noise complaints, as a result of the proximity of the site to homes on the eastern edge of Findern and immediately around the site.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield and in agricultural use.</li> <li>- The site is classed as Grade 3b and is not best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is not at fluvial flood risk.</li> <li>- There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on site.</li> <li>- The site is sequentially acceptable.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- There is an hourly bus service within 1200m of site.</li> <li>- Village centre within 1200m.</li> <li>- The site is likely to perform poorly due to occupying a relatively remote location and the lack of potential to rail serve the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Potential for development to affect nearby Tower House (Grade 2 listed building).</li> <li>- There is potential for below ground archaeology in this area.</li> <li>- No HERS records within the site identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- There are no opportunities to improve access to nearby heritage features, which have been identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- No, the site is greenfield and in agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site falls outside of an area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements and surrounding roads.</li> <li>- The scale of the site would allow for screening to reduce intervisibility of the site.</li> <li>- The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	

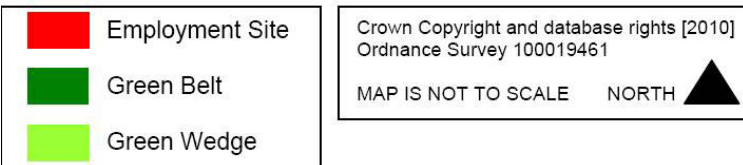
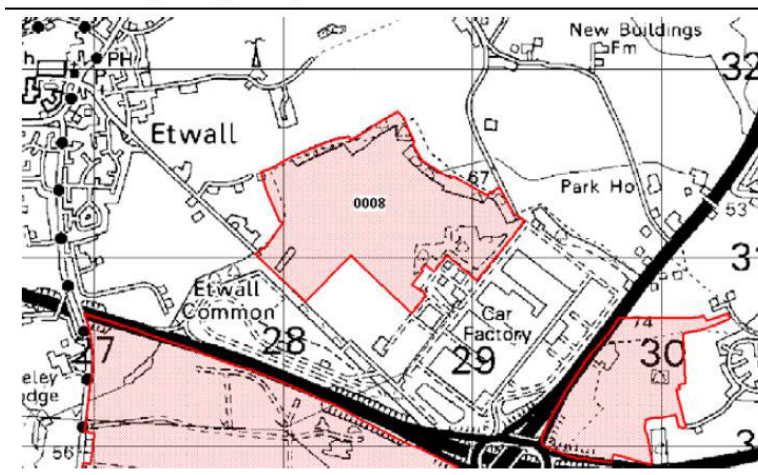
## Site 4: S0008: Toyota Extension, Willington

### Description:

The site adjoins the established Toyota manufacturing facility in the north west quadrant of the A50/A38 junction.

The A50 forms the southern boundary of the site and the A38 forms the eastern boundary. The remaining edges are defined by earth bunding and security fencing erected when the established Toyota plant was first constructed.

The land is in single ownership and comprises of undeveloped fields. It is not located in the Green Belt.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 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 Wildlife sites and other ecological features within the site are safeguarded through development. - Ensure that biodiversity gain is delivered on site through development.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no non-statutory wildlife sites located within, or immediately adjacent to the site. Although Toyota Balancing Ponds (SD401) is located 0.5km to the east of the site.	
	Could development affect protected species or BAP priority species?	Yes	- There is potential for a number of protected species on the 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 site.	
	Will it protect sites of geological importance?	Yes	- There are no Regionally Important Geological Sites within this site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	- None identified.
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Commercial development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is located around 3km from Willington Village centre, and local sports provision. - The nearest primary school is around 3km distant whilst sports although this is not considered for employment sites.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - Would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Overall levels of deprivation are relatively low, although Etwell, Willington and Findern and Stenson wards record moderate levels of deprivation. - Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site.	- 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?		- The site is not currently served by public transport. - The scale of the site could help support limited improvements to existing or new public transport services, and could potentially help improve public transport provision to existing employers, close to the proposed site. - There is an existing cycle route to the west of the site.	- Requirements for Green Travel Plans or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Existing access to the site via public transport and walking is poor, although development of a strategic nature, in combination with existing large scale employment on the neighbouring site could offer opportunities to increase access and provision locally.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- There is potential for good access to the A50 and A38 trunk roads, although junction and highway capacity is constrained. - There is an hourly bus service within 1200m of site. - There is a railway station within 1.5km of site, but with few services. - There is no potential for rail connection to the site.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- The site is poorly connected to existing public transport and off road walking and cycling provision.	
	Will it make the best use of other infrastructure?		- It is understood that significant capacity improvements to the local electricity distribution network would be required to support large scale commercial development in this area. - Capacity improvements would also be required to the local sewerage network. - Superfast Broadband coverage is expected in 2016.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations, to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development is unlikely to support or improve existing shopping facilities due to the nature of the site and its dislocation from nearby villages.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - There is potential to rail connect this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management, including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally, during site development and occupation.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation could be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield and in agricultural use.</li> <li>- The site is classed as Grade 3b and is not best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is not at fluvial flood risk.</li> <li>- There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on site.</li> <li>- The site is sequentially preferable.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located in excess of 800m from a bus stop.</li> <li>- The site is likely to perform poorly due to occupying a relatively remote location, the current lack of transport choice and the limited potential to rail serve the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no identified cultural heritage assets likely to be affected by this site.</li> <li>- HER record 19807 located within the site (17 century Farm House).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- No opportunities to improve access to nearby heritage features identified.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- No, the site is greenfield and in agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That enhanced planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site falls outside an area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements and surrounding roads, including substantial, mature screening established when the original site was built.</li> <li>- The scale of the site would allow for screening to reduce intervisibility of the site.</li> <li>- The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	

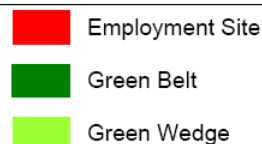
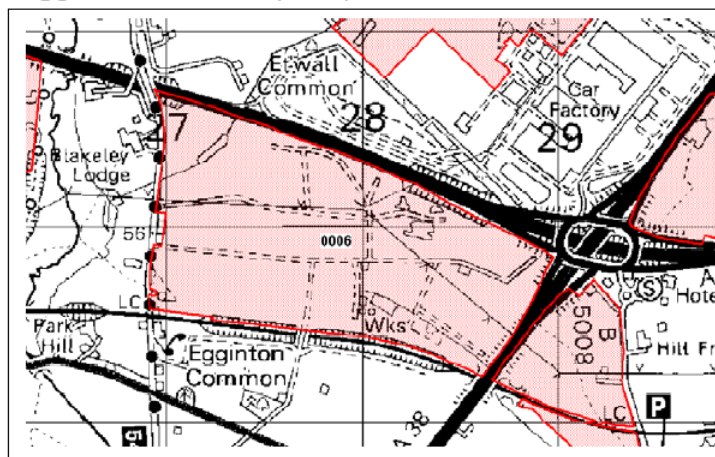
Version 1c 16/02/2014

## Site 5: S0006: Etwall Common

### Description:

The site lies in the south west quadrant of the A38/A50 junction. To the north, on the opposite side of the A50, lies the Toyota manufacturing plant. The A50 forms the northern boundary of the site and the A38 forms the eastern boundary. Egginton Road forms the western boundary and the Derby-Crewe railway the southern boundary.

Other than the Toyota site to the north and some residential development along Egginton Road, the site is surrounded by countryside. There are three dwellings, a sewerage facility and a major green waste composting facility within the site. The land is in single ownership and comprises of undeveloped fields. It is not located in the Green Belt.



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MAP IS NOT TO SCALE NORTH 

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no non statutory wildlife sites located within or immediately adjacent to the site.	
	Could development affect protected species or BAP priority species?	Yes	- None identified.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site. Tree preservation order 310 is located on the eastern edge of the site.	
	Will it protect sites of geological importance?	Yes	- Council Records indicate RIGS on site. - Information submitted by the site promoter indicates that there are no exposed river terraces in the site and former geological features on the site have been destroyed by historic quarrying.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Commercial development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is located around 3km from Willington Village centre, and local sports provision. - The nearest primary school is around 2.5km distant whilst sports although this is not considered for employment sites.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - This would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the plan
	Will it reduce the number of people involved in accidents?		- Development would have an uncertain effect in respect of dealing with safety issues around the site.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Overall levels of deprivation are relatively low, although Etwell, Willington and Findern and Stenson wards record moderate levels of deprivation. - Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site.	- 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?		- The site is not currently served by public transport although bus stops are located 500m to the south of the site. - The scale of the site could help support improvements to existing or new public transport services, and could potentially help improve public transport provision to an existing manufacturing site to the north of the proposed site. - There is an existing cycle route to the west of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- An existing bus service is located around 500m from the site, although development of a strategic nature, in combination with existing large scale employment on the neighbouring site could offer opportunities to increase public transport access and provision locally, including by creating bus services within the site given the scale of the proposal.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- There is potential for good access to the A50 and A38 trunk roads (potentially via a new connection to the SRN although no detail has been received on this issue). - The development of a Rail freight interchange could remove significant quantities of HGV traffic from the SRN overall, but could increase general traffic flows locally. - Derby Crewe rail line passes alongside, and the scale of the site suggests that it may offer potential for rail freight. Understood to be physically capable of accommodating a railhead. - Existing cycle routes run past the eastern and western edge of the site. However, existing access to the site via public transport and walking is poor. Although, development of a strategic nature could offer opportunities to increase public transport provision locally.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- The site development would create a modal shift away from road haulage towards rail freight. - This would be dependent on the level of public transport, walking and cycling provision to the site.	
	Will it make the best use of other infrastructure?		- It is understood that significant capacity improvements to the local electricity distribution network would be required to support large scale commercial development in this area. - Capacity improvements would also be required to the local sewerage network. - Superfast broadband delivery could vary across the site with part of the site having broadband delivered commercially by 2016 and the remainder being under review.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site.	
	Will it improve average incomes in the District?		- Impacts are uncertain.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would improve the number of construction and transport related jobs. Both of which are identified as being under-represented compared to national averages in South Derbyshire.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development is unlikely to support or improve existing shopping facilities, due to the nature of the site and its dislocation from nearby villages.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The use of the site for a strategic rail freight interchange could allow for large volumes of freight to be transported by rail, reducing energy requirements overall.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling on the site. The scale of impacts would be dependent on site waste management.	
	Will it reduce the proportion of waste sent to landfill?		- This would be dependent on how the site is built out and the policy of companies that locate to the site.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is potential to reuse demolition waste on site.	
	Will it help ensure water resources are used efficiently?		- There may be potential for reuse of surface water on site for vehicle cleaning or servicing utilities. This would be dependent on the site developer and occupiers specifying such measures. - 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?		<ul style="list-style-type: none"> <li>- Development may provide opportunity to remediate contaminated land within the site which could contribute towards water quality improvements locally.</li> <li>- Nitrate Vulnerable Zone = Yes (Surface water only across around 60% of site)</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development of this nature is likely to lead to increased illumination locally, during site development and occupation.</li> <li>- 24 hour operation could lead to an increase light pollution complaints.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area.</li> <li>- Development could potentially have significant benefits on air quality on strategic roads around the sites by encouraging a modal shift towards rail freight.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally, during site development and occupation.</li> <li>- 24 Hour operation could lead to an increase in noise pollution complaints from properties located close to the site.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The majority of the site is greenfield, although there are notable areas within the site that have been previously developed.</li> <li>- Around 5% of the site appears to be classed as Grade 2 agricultural land which is best and most versatile.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is largely located outside of flood risk.</li> <li>- There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on the site.</li> <li>- The site could be sequentially acceptable subject to design and layout.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Development is currently in excess of 800m.</li> <li>- New employment development in this location could be rail served and could offer an opportunity to remove significant numbers of HGVs from the strategic road network.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- There are no above ground heritage features, such as listed buildings which are likely to be significantly affected as a result of this proposal.</li> <li>- Given the historic use of this site for minerals extraction it is unlikely that there will be potential for below ground archaeology on much of the site.</li> <li>- A number of small pockets of previously undeveloped land are located on site, including on the eastern edge close the Rickneld Way (Roman Road). There may be potential for in ground archaeology in these locations depending on historic use.</li> <li>- HERS 19621 and 19601 (cropmarks) within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development could improve local connectivity to the Trent and Mersey Canal Conservation Area and other cultural heritage assets in the general vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is largely brownfield and has been used historically for minerals extraction and for waste disposal.</li> <li>- A small part of the site to the north is previously undeveloped.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site falls outside of areas of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements and surrounding roads.</li> <li>- The scale of the site would allow for very significant screening to reduce intervisibility of the site.</li> <li>- The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	

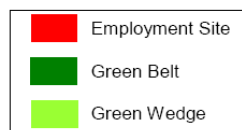
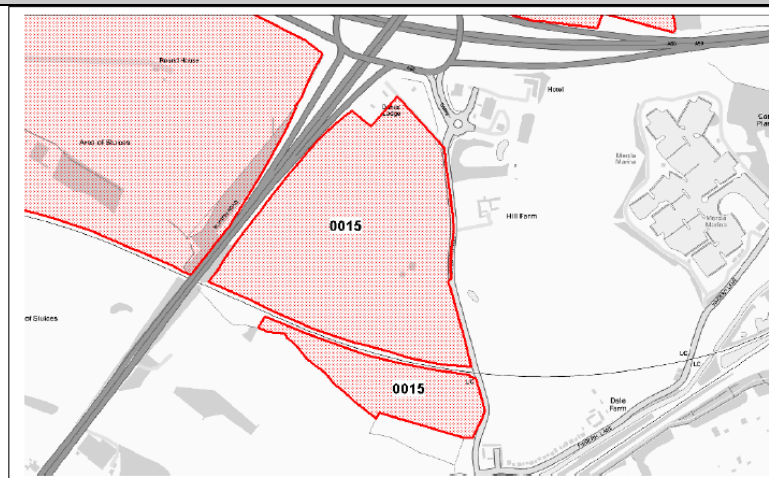
## Site 6: S0015 Etwall Road, Willington

### Description:

The site lies to the south of the A38/A50 interchange between the A38 itself and Etwall Road and is bisected by the Derby-Crewe railway line.

The site is used for agricultural purposes and contains trees and hedgerows and some agricultural buildings. Overhead electric power lines, supported by pylons, cross the site. To the north east lies a roadside service area and small scale residential development at Hill Farm. To the east and west lie open countryside and to the south lies the village of Willington.

The site is in single ownership and there is high developer interest, reflected in the submission of a planning application in 2007, in respect of which an appeal was lodged on the grounds of non-determination. This was subsequently dismissed by the Planning Inspectorate.



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MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 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 Wildlife sites and other ecological features within the site are safeguarded through development. - Ensure that biodiversity gain is delivered on site through development.
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no non-statutory wildlife sites located within or immediately adjacent to the site, the nearest being 0.4km to the north.	
	Could development affect protected species or BAP priority species?	No	- There is potential for a number of Otter within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- There is potential for biodiversity gain on the site given the scale of the site.	
	Will it protect sites of geological importance?	Yes	- There are no Regionally Important Geological Sites within this site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	- None identified.
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- The site would have an uncertain effect in respect of delivering new informal open space and sports provision.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Commercial development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is located within 800m from Willington Village centre, and local sports provision. - The nearest primary school is around 1200m distant although this is not considered for employment sites.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There appear to be no known issues with crime and antisocial behaviour across the identified site.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- There may be potential to secure improvements to the nearby level crossing, although it is unclear whether safety issues, or traffic routing could justify such improvements.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	-	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Overall levels of deprivation are relatively low, although Etwell, Willington and Findern and Stenson wards record moderate levels of deprivation. - Deprivation levels on the southern edge of the city are significantly more deprived (Sinfin, Stenson etc.), although it is unclear whether deprivation levels on the edge of the city (7km away) would be benefited by economic development on this site.	- 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?		- The site is not currently served by public transport although bus stops are located 450m to the south of the site. - The scale of the site could help support improvements to existing public transport services, and could potentially help improve public transport provision to an existing manufacturing site to the north of the site, close to the proposed site. - There is an existing cycle route to the west of the site.	- Requirements for Green Travel Plans, or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development could offer opportunities to increase public transport provision locally. - Development may offer limited opportunities for new open space, cycling and walking routes locally. - The site could help sustain village shops and existing public transport services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- There is highway access via the A50/A38 interchange, although junction and highway capacity is constrained. - An hourly bus service is within 450m of site. - A railway station is within 800m of site, but with few services. - Pedestrian access from Willington. - The site may be physically capable of accommodating a railhead connecting to the Derby-Crewe line, although this might be difficult to achieve given the site topography and size.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- This would be dependent on the level of public transport provided and walking and cycling provision to the site.	
	Will it make the best use of other infrastructure?		- It is understood that significant capacity improvements to the local electricity distribution network would require to support large scale commercial development in this area - Capacity improvements would also be required to the local sewerage network. - Superfast Broadband delivery in this area is under review.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as Osmaston and Sinfin and deprived parts of Chellaston. The scale of any benefit would be partially determined by accessibility of the sites.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development is unlikely to support the provision of new shopping facilities due to the nature of the site and its dislocation from nearby villages.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- The use of the site for a strategic rail freight interchange could allow for large volumes of freight to be transported by rail, reducing energy requirements overall.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - There is potential for the inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Groundwater Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development of this nature is likely to lead to increased illumination locally, during site development and occupation.</li> <li>- 24 hour operation could lead to an increase in light pollution complaints.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area.</li> <li>- Development could potentially have significant benefits on air quality on strategic roads around the site by encouraging a modal shift towards rail freight.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally, during site development and occupation.</li> <li>- 24 Hour operation could lead to an increase in noise pollution complaints from properties located close to the site.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site has historically been used for waste disposal, although it has been restored and is greenfield and in agricultural use.</li> <li>- Land not previously used for waste disposal is grade 3b and not best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is not at fluvial flood risk.</li> <li>- There are a number of small areas subject to surface water flooding, although it is likely that development can be steered away from these areas, or appropriate measures put in place to eliminate flood risk on site.</li> <li>- The site is sequentially preferable.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is within 800m of a bus service.</li> <li>- New employment development in this location if rail served could offer opportunities to remove significant numbers of HGVs from the strategic road network.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Archaeological potential on the site is very limited, due to former minerals extraction and waste uses on site.</li> <li>- HERS records on northern site (no 27920 (acheulean Hqand axes and flakes) found 1930s-60s HER 27904 (crop marks) to south of railway. Site adjacent to A38 (Roman Road) HER 99016.</li> <li>- Hill Farm (to the east of the site) is grade II listed and the Trent &amp; Mersey Canal lies to the south of the site. Development could affect the setting of both heritage features.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- The site could present opportunities to connect to the Trent and Mersey Canal and the historic villages of Willington and Repton to the south.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes including Trent and Mersey Canal.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Reuse of this site could prevent the loss of previously undeveloped land elsewhere.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site falls outside of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements and surrounding roads.</li> <li>- The scale of the site would allow for screening to reduce intervisibility of the site.</li> <li>- The site includes hedgerows, trees or other landscape elements, which could contribute towards integrating new development into the landscape.</li> <li>- The site could contribute towards green infrastructure provision.</li> </ul>	

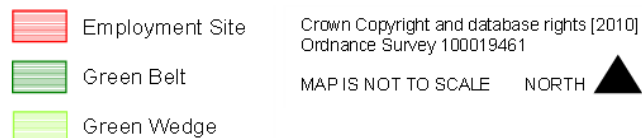
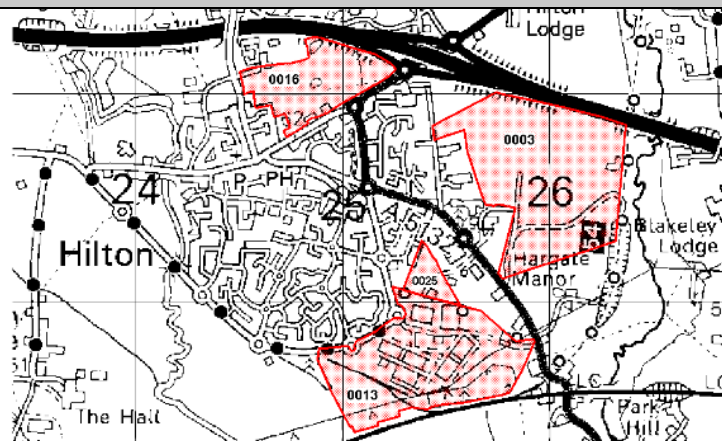
## Site 7: S0016: Land at Derby Road, Hilton

### Description:

The site is green field and is currently used for a nursery, grazing, agriculture and a small number of dwellings.

It is located to the north of Hilton and has potential access to Derby. The site extends some 18ha.

The site is in single ownership, whilst the smaller site is in single ownership. There is high developer interest in both sites.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?		- The site is located within 1km of Hilton Gravel Pits Site of Special Scientific Interest (SSSI), although this is located to the north of the A50.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no County Wildlife sites within 300m of the site.	
	Could development affect protected species or BAP priority species?		- There are no records held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting, although given the scale of the site it is likely that some habitat creation would be delivered on site.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area, or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision.</li> <li>- The site is around 500m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision as a result of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling routes locally.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development is unlikely to fund new healthcare provision.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 600m of a sport pitch, village school and local centre.</li> <li>- The nearest primary school is around 600m distant although this is not considered for employment sites.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the plan.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impacts are uncertain in respect of this objective.</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>- N/A</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Large scale employment development on the scale proposed could significantly boost the number of jobs in South Derbyshire and around Hilton which has seen major housing growth in recent years. Many new businesses would be likely to support on the job, or other forms of training.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New employment development could help improve access to employment opportunities and improve employment choice in the northern villages, including Hilton, Etwall and Hatton.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the existing village, and will be located within 600m of Hilton village centre. The nearest bus stops are located around 150m from the site on Derby Road.</li> <li>- The inclusion of a site or sites in Hilton within in the Plan could increase employment land provision along the A50 Corridor close to the villages of, Hilton, Etwall and Hatton.</li> <li>- A multi-user greenway that connects the centre of Hilton to Etwall and Mickleover, runs along the northern boundary of site 0013, the southern boundary of 0025 and the eastern boundary of 0003.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support existing shops in the village.</li> <li>- The scale of development proposed may offer limited opportunities for new open space, cycling and walking routes locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads.</li> <li>- It is unclear whether the local road network has capacity to accommodate strategic levels of growth.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a multi-user greenway that connects Hilton to Etwall and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.</li> <li>- The site is well related to nearby bus stops which are located within 150m of the site and would be served by an hourly, or better bus service (V1 and V2).</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Superfast Broadband is likely to be delivered commercially in this area by 2016.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site.	
	Will it improve average incomes in the District?		- Impacts are uncertain.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Impacts are uncertain and would depend on the end use of any site.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- New development within Hilton could sustain local services, such as local shops or public transport in Hilton or surrounding villages, so long as sites have good connectivity to the village centre.	- Ensure good connectivity to Hilton Local Centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - There is no potential to rail connect this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recycle and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- Could lead to an increase in light pollution complaints where operation is 24 hour.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to the A50 could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is predominantly greenfield, Agricultural land classification maps indicate the greenfield element of the site is lower quality agricultural land and is grade 3b across the whole site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located in an area identified as being of low flood risk.</li> <li>- The site is sequentially preferable as located in FZ1.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs with; a supermarket, health centre and school within 600m and an hourly, or better bus service within 400m.</li> <li>- There are residential areas immediately surrounding the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- Two HERS on site HER 20611 and 20613.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an unknown or uncertain impact. Seek for information from the HERS record.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is mainly greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> <li>- The site is generally well contained by existing development and transport routes.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements, such as existing development and the A50.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

Version 1b

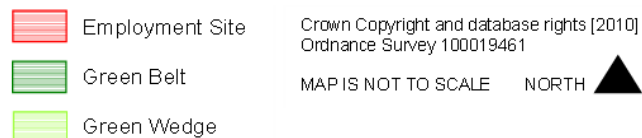
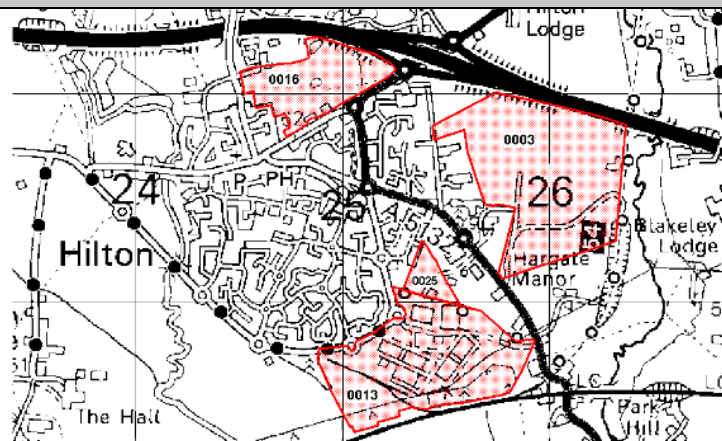


## Site 8: S0003: Land at Lucas Lane, Hilton

### Description:

The site is a predominantly green field site that is currently used as agricultural land. The site extends some 50.1ha and is bound by the A50 to the north and existing built development to the west. It is open to the countryside to the east and south.

The site is in single ownership. There is a high level of developer interest in the site.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?		- The site is located within 1km of Hilton Gravel Pits Site of Special Scientific Interest (SSSI), although this is located to the north of the A50 and A516 interchanges.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There is a county wildlife site within the site S0201 (SD067 Etwell Railway Pond).	
	Could development affect protected species or BAP priority species?		- No records are held indicating protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting. However, given the proposed use of the site and the need to screen development from residential development to the west, new tree planting and other habitat creation is assumed.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would have uncertain impacts in respect of delivering new informal open space and or/local sports provision.</li> <li>- The site is around 1200m from local open space provision and there may be potential to deliver qualitative and quantitative improvements to local provision, as a result of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling routes locally.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development is not likely to fund healthcare provision.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 1200m from a sport pitch and 600m from the village Local centre.</li> <li>- The nearest primary school is 600m, although this is not considered against employment land sites.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the plan.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impacts are uncertain in respect of this objective.</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>- N/A</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Large scale employment development (and redevelopment) on the scale proposed could significantly boost the number of jobs in South Derbyshire and around Hilton which has seen major housing growth in recent years. Many new businesses would be likely to support on the job, or other forms of training.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New employment development could help improve access to employment opportunities and improve employment choice in the northern villages, including Hilton, Etwell and Hatton.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the existing village, and will be located within 600m of Hilton village centre.</li> <li>- The nearest bus stops are located on the A50/A156 within 400m but would involve crossing the A50 slip road. Other services are within 600m within the village centre.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Strategic growth could support existing shops in the village.</li> <li>- The scale of development proposed may offer limited opportunities for new open space, cycling and walking routes locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads.</li> <li>- It is unclear whether the local road network has capacity to accommodate strategic levels of growth.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a multi-user greenway that connects Hilton to Etwell and Mickleover.</li> <li>- The village has relatively good service provision and is well related to nearby employment sites, which could help reduce the need to travel.</li> <li>- The site is well related to nearby bus stops which are located within 400m, although access requires crossing the A50 slip route which is not traffic light controlled.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect or Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Superfast Broadband is likely to be delivered commercially in this area by 2016.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site.	
	Will it improve average incomes in the District?		- Impacts are uncertain.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Impacts are uncertain and would depend on the end use of any site.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- New development within Hilton could sustain local services, such as local shops or public transport in Hilton or surrounding villages, so long as sites have good connectivity to the village centre.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - There is no potential to rail connect this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- This could lead to an increase in light pollution complaints where operation is 24 hour.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to local homes could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> <li>- Agricultural land classification maps indicate that the site is lower quality agricultural land and is grade 3b across the whole site.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is located in an area identified as being of low flood risk.</li> <li>- Site is sequentially preferable in flood risk terms</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site, an engineered SUDS solution is assumed.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly, or better bus service within 400m.</li> <li>- Development would be well related to existing residential development within the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development is unlikely to affect the setting of any listed buildings.</li> <li>- It is unclear whether there is potential for in ground archaeology in this area.</li> <li>- No HERS within the site although adjacent to HER 99013.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Uncertain effect.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is greenfield.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development and A50 to north and west.</li> <li>- Hedgerows, trees or other landscape elements could contribute towards integrating new development into the landscape on the more open eastern section of the site.</li> <li>- This land parcel could contribute towards green infrastructure provision.</li> <li>- Uncertain effect identified due to the lack of information held regarding potential site design and layout.</li> </ul>	

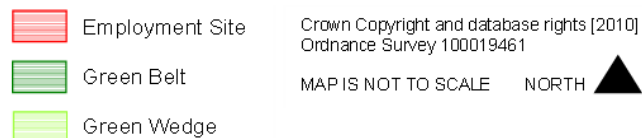
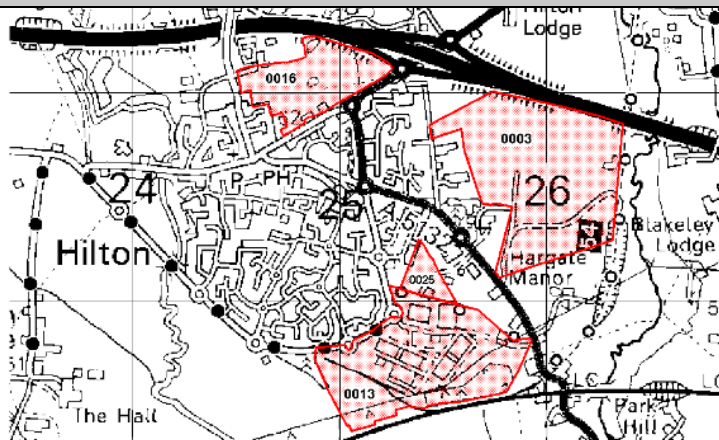
Version 1c

## Site 9: S0013: Land at Hilton Depot, Hilton

### Description:

The site is a brown field site that is currently used as industrial land. It extends some 34.6ha. It is bounded to the north by existing residential properties and commercial development to the south by a railway line and to the west by sports pitches. There is an outline application for 485 homes, employment land and two form primary school for this site which at the time of writing had not been determined.

The site is located in an area of flood risk, although is defended. The site is in single ownership and there is high developer interest on the site.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?		- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- SD302 (Egginton Disused Railway Line) and SD335 (Egginton Junction Gravel Pit) are located within 300m of the southern edge of the site. No part of the site is immediately adjacent to the CWS and is separated by a road.	
	Could development affect protected species or BAP priority species?		- Wildlife surveys accompanying the planning application indicates that Bats and Badgers are within the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- The site would be expected to include new habitat creation given the scale of the site and proposed use. In particular, tree planting to provide a strategic buffer and retention of tree belt to the south is likely.	
	Will it protect sites of geological importance?		- There are no regionally important geological sites within this area or within 1km of the site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?		- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?		- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?		- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?		- Not applicable.	
	Will it reduce the number of unfit or empty homes?		- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?		- Not applicable.	



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development would deliver new open space and sports provision including allotments, informal open space and parks, as well as sports pitches to serve the proposed primary school.</li> <li>- The site is adjacent to an existing recreation ground to the South of the Mease and within 800m of the Peacroft Lane. It is unclear whether and there may be potential to deliver qualitative and quantitative improvements to existing local provision as a result of development.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling routes locally.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development for a mixed used development including employment could</li> <li>- Both provides space for new GP surgery if required</li> <li>- Development could help fund improvements to local medical facilities.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 800m of sport pitches, village school and local centre. (Although a new village school and limited sports provision is planned on site.</li> <li>- Could connect to an existing PROW network in this area.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- There are no identified impacts from site development in respect of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the plan.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Impacts are uncertain in respect of this objective.</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>- Mixed use development (including around 10ha of employment on site) could help contribute towards the provision of new schools facilities on site.</li> <li>- Potential for development to contribute towards education provision.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Development would lead to the net loss of around 12ha of employment land, although existing sites only generate around 150 jobs.</li> <li>- It is likely that despite a loss of land, post development the site would generate 500-550 jobs.</li> <li>- The site could therefore have an uncertain, but potentially positive effect against this objective.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- New employment development could help improve access to employment opportunities and improve employment choice in the northern villages, including Hilton, Etwall and Hatton.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the existing village, and will be located within 800m of Hilton village centre, the nearest bus stops are located within 400m on Avon Way.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans, or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<p>Mixed use development would:</p> <ul style="list-style-type: none"> <li>- Strategic growth would support the provision of new education, open space and sports provision and would support existing health care provision and shops in the village.</li> <li>- It is unclear whether development will support improvements to public transport provision.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Hilton has good access to the A50 and the A516. Development of this site could affect the junctions leading onto these roads.</li> <li>- Local Road Network (ie. Derby Road/ A5132 Egginton Road roundabout junction) is unlikely to operate within its capacity by 2022 without mitigation.</li> <li>- This mitigation can be incorporated within the highway boundary achieved through removing the hatching on this arm to create an entry width of over 6m, increased from 4.3m. This will bring the junction into capacity.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There is a multi-user greenway that connects Hilton to Etwall and Mickleover.</li> <li>- The village has relatively good service provision.</li> <li>- The site is well related to nearby bus stops which are located within 400m of the site and would be served by an hourly or better bus service (V1 and V2).</li> <li>- The site is well related to residential development within the village.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network.</li> <li>- Development may also require improvements to the local water supply network which would be served by South Staffordshire Water.</li> <li>- There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network, although capacity improvements would be required to support growth if a number of sites come forward in this area.</li> <li>- Superfast Broadband is likely to be delivered commercially in this area by 2016.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site.	
	Will it improve average incomes in the District?		- Impacts are uncertain.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Impacts are uncertain and would depend on the end use of any site.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of around 10ha employment land within the wider development will help meet identified local and regional strategic need within and potentially beyond the Plan period.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- New development within Hilton could sustain local services, such as local shops or public transport in Hilton or surrounding villages, so long as sites have good connectivity to the village centre.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Site is previously developed and would facilitate the removal of a number of very large warehouses which were built for storage purposes when the site was used as a ordnance depot - The site layout and development framework proposed by the developer will improve local townscape character, although there remains limited uncertainty in respect of design in advance of any detailed permission being sought.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - There is no potential to rail connect this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- There may be opportunity to reuse demolition waste on site within any development proposals. - New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recycle and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There are existing buildings or materials within the site which could be used as aggregate or engineering fill but it is unclear whether these could be reused in any proposed development scheme.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development has potential to deliver water quality improvements locally on site through the removal of existing culverts on site or restoring local water courses to a more natural profile.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground Water Protection Zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this would be consistent with surrounding land uses.</li> <li>- The proximity of the site to existing residential development could increase light pollution complaints.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development.</li> <li>- The proximity of the site to existing residential areas could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is previously developed and would require remediation prior to proposed mixed use development.</li> <li>- The site development could lead to the loss of around 7ha of land which is thought to be used for grazing despite its brownfield status.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The proposed development site benefits from the River Dove flood alleviation scheme. Environment Agency modelling shows that the flood flow path across The Mease and into the site will no longer be present once the Alleviation scheme is completed.</li> <li>- A floodplain compensation scheme is proposed this will ensure all parts of the development are outside of the floodplain without removing floodplain volume. The site will slightly increase floodplain storage locally.</li> <li>- Sequential test passed.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be required to conform to existing requirements to retain runoff rates at appropriate levels. It is likely that an engineered SUDS system will be utilised to convey surface waters off site into a local water course.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is relatively well located in respect of day to day retail needs with a supermarket, health centre and school within 600m and hourly or better bus service within 400m.</li> <li>- Development would be well related to existing residential development within the village.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- New development could support on site renewable or low carbon energy generation, especially after 2016, when new homes may need to incorporate on site renewables to achieve zero carbon status.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Development will not affect the setting of any listed buildings in Hilton.</li> <li>- There is highly unlikely to be below ground archaeology, given historic site use and development</li> <li>- No HERS on site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- Development will have an uncertain effect.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Yes, the site would allow intensification of existing use and would enable site remediation.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located in an area of lower sensitivity according to the County Council's Areas of multiple environment sensitivity (list any other sensitivities).</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements such as existing development to the north, the disused railway and woodland to the south and woodland to the north west.</li> <li>- Retention of a significant woodland buffer to the south would contribute towards integrating new development into the landscape.</li> <li>- The site would contribute towards green infrastructure provision including new open space provision.</li> </ul>	

## Site 10: 0026: Dove Valley Business Park Extension.

### Description:

The site lies adjacent to the established Dove Valley Business Park. The northern boundary is defined by Heath Top Lane and the western boundary by Woodyard Lane. To the east lies a storage business, beyond which lies a further triangle of land, which also forms part of the proposed employment development area.

It would be accessed from the junction with the A50 via the highway infrastructure that serves the established business Park.

The site is in two ownerships and is in agricultural use, comprising of fields with some tree planting and a pond running along part of the perimeter. There is planning permission to build a planted earth bund along the western, northern and eastern boundaries of the site. With the exception of the boundary shared with the established business park, the site is surrounded by open countryside. The hamlet of Heath Top lies immediately to the north.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 2km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	Yes	- There are no county wildlife sites within the site, although there is a county wildlife site to the south east of the existing business Park (Penny Waste Wood).	
	Could development affect protected species or BAP priority species?	Yes	- No recording of protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site, including National Forest Planting (where relevant)?	Yes	- Given the scale of the site and the proposed use it is likely that biodiversity gain would be delivered on site, in particular to screen the site from the north and east.	
	Will it protect sites of geological importance?	Yes	- There are no Regionally Important Geological Sites within this site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	- None identified.
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development on a site of this scale could also contribute towards local green infrastructure, which if accessible could make a minor contribution to health and wellbeing of local people.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is located 3km from Hatton Village Centre and 1.6km from the nearest sport pitch provision. - The local school is 1.6km distant in Church Broughton, although this doesn't inform site performance for commercial developments.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- No known issues with crime and antisocial behaviour have been identified across the site.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Uncertain effects are identified.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Large scale employment development could significantly boost the number of jobs in South Derbyshire. Many of the new posts would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- New employment development could help improve access to employment opportunities locally and improve employment choice in the northern villages including; Hilton, Hatton and Etwall. - However, the site is relatively inaccessible and may not be accessible to those without access to a car. - Performance would be dependent on new public transport and other non-car transport provision.	- 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?		- There is one bus per hour, connecting Uttoxeter to Burton on Trent, via Hatton, stopping close to the southern part of the established business park. - The scale of the site may offer limited opportunities to support new or improved public transport services. - Two public footpaths cross the site, although it is poorly connected in respect of cycling routes.	- 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?		- Existing access to the site via public transport and walking is poor, although development of a strategic nature could offer opportunities to increase access and provision locally.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The site would be accessed via the established Dove Valley Business Park, connecting to the A50. - There would be an impact on the A50 Sudbury junction and developer contributions may be required to address impacts. - Two public footpaths cross the site and would need to be incorporated in any development proposal.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- Existing access to the business park is poor. Strategic development could make a contribution towards improving non-car access to the site, although this would be dependent on the measures put in place to support public transport, walking or cycling.	
	Will it make the best use of other infrastructure?		- There are known capacity issues in respect of electricity distribution in this area and development could require improvements to the local distribution network. - Development may also require improvements to the local water supply network which would be served by South Staffordshire Water. - There are no identified constraints in respect of Waste Water Treatment capacity or the sewerage network. - It is unclear when superfast broadband will be delivered in this area.	



To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites could encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities with higher than average unemployment levels locally, such as communities on the edge of Derby, in some northern villages and Burton. The scale of any benefit would be partially determined by accessibility of the site.	
	Will it improve average incomes in the District?		- Impacts are uncertain.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Impacts are uncertain and would depend on the end use of any site.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will help meet local and regional strategic need within and potentially beyond the Plan period.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could help create locally (rural) based jobs, support businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- The site is dislocated from nearby local or village centres and is unlikely to deliver new shopping provision or support existing village centres.	- None Identified.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use. - There is no potential to rail connect this site.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards water quality improvements within this area.</li> <li>- Nitrate Vulnerable Zone = No</li> <li>- Ground water protection zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development of this nature is likely to lead to increased illumination locally, during site development and occupation and could increase light nuisance complaints from nearby properties unless, the site is appropriately designed.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area and development would not lead to any discernible impact.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally, during site development and occupation and could increase noise complaints from nearby properties, unless the site is appropriately designed.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site has historically been in use as a military base and airfield. However, the site has largely recovered and is in agricultural use.</li> <li>- Agricultural land classification maps indicate that the site is grade 3b and not best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- There is no historic evidence of flooding on the site and no identified areas of flood risk.</li> <li>- Sequential test passed</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- 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.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is likely to perform poorly due to occupying a relatively remote location and the lack of potential to rail service to the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The site includes records on the historic monument record. 20101 WWII airfield and 20109 and crop marks.</li> <li>- There are no listed buildings immediately around the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- There may be potential to improve access and interpretation of below ground archaeology, recorded on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- No, the site is a regenerated former airfield and is in agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site falls outside area of sensitivity defined in the County Council's Areas of Multiple Environmental Sensitivity.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by surrounding roads to the north and areas of built development to the south and south east.</li> <li>- The scale of the site would allow for significant screening to reduce intervisibility of the site.</li> <li>- The site includes few hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape. The site could make a notable contribution towards green infrastructure provision.</li> </ul>	

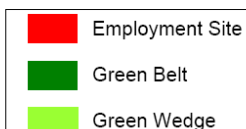
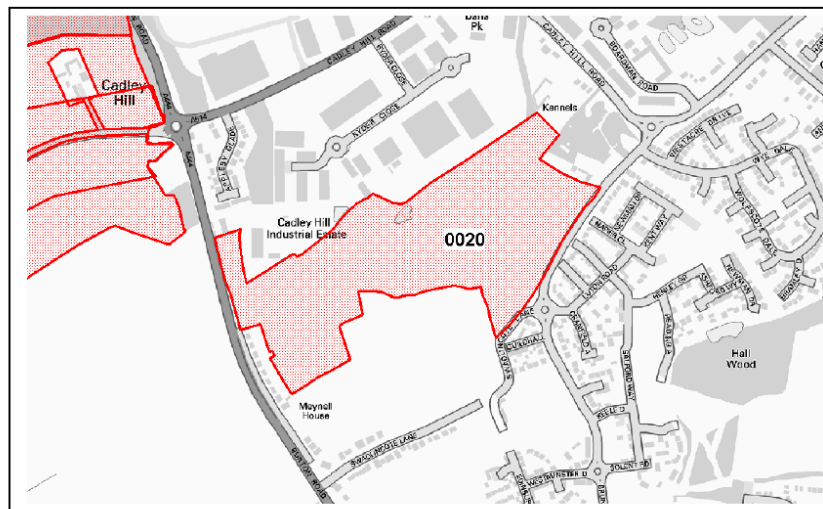
Version 1c


## Site 11: S0020: Cadley Hill, Swadlincote

### Description:

The two lies to the south of Cadley Hill Industrial Estate and to the north of Swadlincote Lane. The site comprises of fields, which are used for agricultural purposes and are bordered by trees and hedgerows. To the west lies the A444 and some residential ribbon development.

The majority of the site is in single ownership, although the field to the south east is in separate ownership. The majority of the site now has planning consent for mixed use development, including employment accommodation.



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Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The sites 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.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> <li>- National Forest planting required.</li> </ul>
	Will it conserve and enhance locally important (non-statutory wildlife sites)?	Yes	- There is no county wildlife site located on the site, although 3 wildlife sites are located within 400m to the west of the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no BAP or protected species recorded within 100m of the site.	
	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 site including National Forest planting.	
	Will it protect sites of geological importance?	Yes	- There are no Regionally Important Geological Sites within this site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	- None identified.
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development on a site of this scale could also contribute towards local green infrastructure, which if accessible could make a minor contribution to health and wellbeing of local people.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is 1.2km from the nearest local centre and 800m of sport provision. - Could improve locally available leisure opportunities. - Could connect to an existing PROW network in this area and provide new National Forest planting.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no known issues with crime and antisocial behaviour across identified sites.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no or lower level qualifications?		- Employment development could increase the number of local jobs which in turn would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Overall levels of deprivation are relatively high within the Swadlincote Urban Area compared to the remainder of the District. - The proximity of the site, coupled with accessibility is likely to contribute toward tackling local employment deprivation.	- 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?		- Bus stops are within 400m of the western edge of the site. - The site is well related to existing housing sites and the wider urban area of Swadlincote and is accessible by a number of different means. - Bus services run three times per hour between Burton and Swadlincote and once per hour during the evening. - The site lies adjacent to cycle and pedestrian routes.	- 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?		- The site lies adjacent to cycle and pedestrian routes passing through the Castleton Park residential development and it is proposed, in the South Derbyshire Cycling Strategy, that a cycle/pedestrian connection be established through the site connecting Swadlincote Land to Ryder Close, to improve connections between residential and employment areas. - Development could support existing public transport services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The inclusion of this site in the Plan could increase employment land provision in Swadlincote and Church Gresley in a location close to existing and committed growth. - The site can be accessed by the A444 although it is unclear whether growth of this site, in combination with other committed growth can be accommodated by the local road network without capacity enhancements. - Bus services run three times per hour between Burton and Swadlincote and once per hour during the evening. - The site lies adjacent to cycle and pedestrian routes passing through the Castleton Park residential development.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- The site is well related to existing residential areas and is well served by public transport (within 400m of the site) and walking and cycling transport options.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works, which is nearing capacity and could be exceeded by growth on the scale proposed within this site. - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband is likely to be delivered commercially by 2016 in this location.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations, to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Castle Gresley and Newhall and Stanton.	
	Will it encourage economic diversification?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it improve average incomes in the District?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period up to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Development may provide limited support to existing local shopping facilities on Castleton Park and Swadlincote Town Centre beyond.	- Ensure good connectivity to Swadlincote town centre/ Castleton Park local Centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recyclate and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - There is potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	



To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any effect in respect of this objective.</li> <li>- Nitrate Vulnerable Zone = Yes (groundwater and surface water)</li> <li>- Ground water protection zone = No</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development of this nature is likely to lead to increased illumination locally during site development and occupation.</li> <li>- Given the nature of surrounding land uses, commercial development could lead to an increase in light pollution complaints.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- The proximity of the site to local homes could increase noise complaints.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is greenfield and is in agricultural use. The site is Grade 3b land and is not best and most versatile.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- The site is not at fluvial flood risk.</li> <li>- Sequential Test Passed.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be expected to conform with emerging national SUDS legislation, and therefore surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- Bus stops are within 400m of the western edge of the site.</li> <li>- Castleton Park Local Centre is within 1.2km.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- Would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- HERS record 26848 (ridge and furrow) recorded within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- The site is greenfield and in agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is largely contained within the wider Swadlincote urban area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements and surrounding roads.</li> <li>- The scale of the site could accommodate strategic landscaping around the site boundaries.</li> <li>- The site includes hedgerows, trees or other landscape elements which could contribute towards integrating new development into the landscape.</li> <li>- The site would contribute towards National Forest Planting.</li> </ul>	

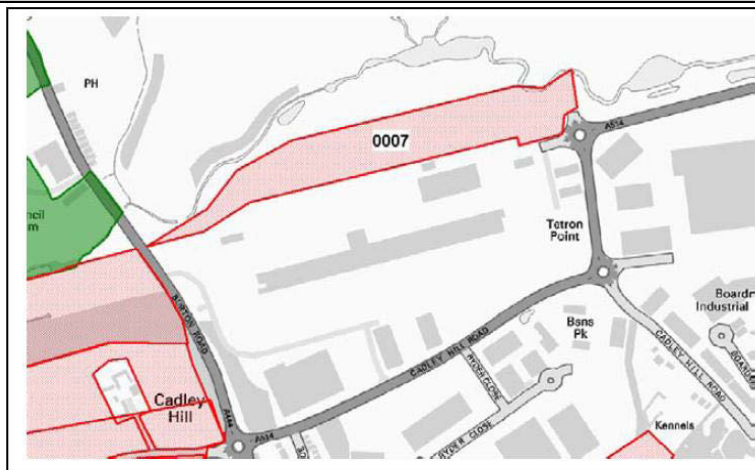
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## Site 12: S0007: Tetron Point, Swadlincote

### Description:

The site comprises of a strip of reclaimed land, which was formerly part of the Nadins opencast mineral workings, to the north of the established Bison premises at Tetron Point, Swadlincote.

The site represents brownfield land and is bounded by open land to the north and east, and by the A444 to the west. Planning consent exists for the development of a golf course to the north and a hotel and golf clubhouse facilities to the east.



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MAP IS NOT TO SCALE NORTH 

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that ecological features within or close to the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> <li>- National Forest planting required.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	No	- There are no county wildlife sites within the site, but there is a wildlife site located 100m to the west of the site. - Development is unlikely to affect wildlife sites.	
	Could development affect protected species or BAP priority species?	Yes	- There are no records of BAP or protected species within 100m of this site.	
	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 site including National Forest planting.	
	Will it protect sites of geological importance?	Yes	- There are no Regionally Important Geological Sites within this site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	- None identified.
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- Development on a site of this scale could also contribute towards local green infrastructure, which if accessible could make a minor contribution to health and wellbeing of local people.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development is unlikely to contribute towards new health facilities.	
	Will it promote healthy lifestyles?		- The site is 1.6km from the nearest local centre and 1100m of sports provision. - Could improve locally available leisure opportunities. - Could connect to an existing PROW network in this area and provide new National Forest planting.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- No known issues with crime and antisocial behaviour across identified sites.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Employment development could increase the number of local jobs which in turn would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Overall levels of deprivation are relatively high within the Swadlincote Urban Area compared to the remainder of the District. - The proximity of the site, coupled with accessibility is likely to contribute toward tackling local employment deprivation.	- 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?		- Bus stops are within 400m of the site on the A514. - The site is well related to existing housing sites and the wider urban area of Swadlincote and is accessible by a number of different means. - The site lies adjacent to cycle and pedestrian routes.	- 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?		- The site lies adjacent to a primary greenway route proposed through the golf course and could support improvements to proposed routes in this area. - Development could support existing public transport services.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- The inclusion of this site in the Plan could increase employment land provision in Swadlincote and Church Gresley in a location close to existing development and committed growth. - There is an hourly bus service serving William Nadin Way. - The site lies adjacent to the Burton and Swadlincote.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- The site is well related to existing residential areas and is well served by public transport (within 400m of the site) and walking and cycling transport options.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site, together with other committed development in this area. - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast Broadband rollout is expected in 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Castle Gresley and Newhall and Stanton.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period up to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing town and village centres.	Will it improve existing shopping facilities?		- Development may provide limited support to existing local shopping facilities on Castleton Park and Swadlincote Town Centre and beyond.	- Ensure good connectivity to Swadlincote town centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recycle and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any effect in respect of this objective.</li> <li>- Nitrate Vulnerable Zone = Yes Groundwater and Surface Water)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development of this nature is likely to lead to increased illumination locally during site development and occupation.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- This is a brownfield site and is not used for agriculture.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- Small areas of high and moderate risk of pluvial flooding exist along the northern boundary of the site, although it is likely that development in this part of the site can be avoided due to its scale.</li> <li>- Sequential Test likely to be passed subject to design and layout.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located 1.6km from the nearest town centre and is within 400m from an hourly bus services.</li> <li>- The site is likely to increase resource and energy use.</li> <li>- There may be limited potential to rail connect the site and adjacent employment land.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No architectural features have been identified within this site, which are likely to be affected by new development.</li> <li>- The site is adjacent to alignment of SMR no. 26869 Swadlincote Rail (Branch).</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest, which is an increasingly important cultural and leisure resource within the District.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Yes, the site is previously developed.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The site is largely contained within the wider Swadlincote urban area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site is well contained by existing landscape elements and surrounding roads.</li> <li>- The site would contribute towards National Forest Planting and could provide links into the neighbouring golf course, which is currently under construction.</li> </ul>	

Version 1c



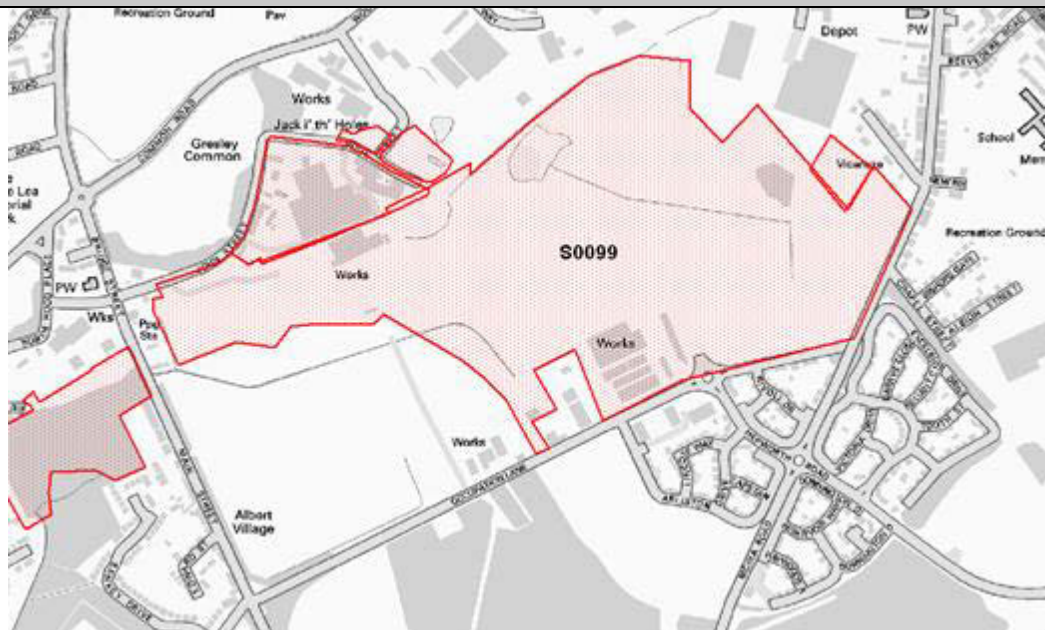
## Site 13: S0099: Land at Occupation Lane

### Description:

The site is located on the edge of Woodville and comprises of vacant, poorly restored land that has previously been worked for minerals and subsequently reclaimed. In the northern part of the area lies the former premises of TG Green Pottery, which contains listed bottle kilns.

The site is bordered to the north by established industrial premises, to the east and south by housing and to the west by industrial premises and open land, beyond which lies Albert Village.

Swadlincote town centre is approximately 1 km from the site. The site is in multiple ownership and there is high developer interest.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?		- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> <li>- National Forest planting required.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?		- There are no County Wildlife Sites within 300m 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?		- There are no records held indicating that there are protected or BAP species within 100m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?		- No information held. The developer has not provided the Council with a site master plan or any additional evidence to indicate whether the site will include the creation of new habitats or tree planting, although this is likely given the sites location within the National Forest and extant national Forest Planting Guidelines.	
	Will it protect sites of geological importance?		- 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?	--	- Not applicable.	<ul style="list-style-type: none"> <li>- Ensure that any housing on site reflects local need.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development will deliver new, and connect to existing informal local space owing to its National Forest Location.</li> <li>- It is unclear whether development will contribute to local sports provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling routes locally.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards new health care provision.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located 600m from Woodville Local centre, and within 800m of a primary school and Sports pitch (although it is unlikely pupils could be accommodated at Woodville Primary).</li> <li>- Bus stops are located within 400m on the A514 and A511.</li> <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?		<ul style="list-style-type: none"> <li>- This area is subject to significant levels of antisocial behaviour within the site, owing to the presence of a number of derelict sites within and immediately surrounding this area.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the plan.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- New development in this area may be able to deliver improvements around Clock Island, including the provision of an alternative regeneration route for traffic heading towards Swadlincote from Ashby de La Zouch.</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>- Development is unlikely to have any significant effect against this objective.</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
	Will it reduce the number of working age residents who have no or lower level qualifications?		<ul style="list-style-type: none"> <li>- Employment development could increase the number of local jobs, which in turn would be likely to support on the job, or other forms of training.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Overall levels of deprivation are relatively high within the Swadlincote and Woodville areas compared to the remainder of the District.</li> <li>- Employment development would create significant new jobs in one of the most deprived parts of the district, in a location which is accessible by a range of transport modes.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- The site is well related to the urban area of Swadlincote. The nearest local centre is Woodville within 600m of the site. Bus stops are located within 400m of the site on the A511 and A514.</li> <li>- There are some local facilities (including convenience and other shops, cashpoint, outdoor sports provision and health centre within 1km).</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development of this scale would contribute towards new open space provision and National Forest planting.</li> <li>- New employment development would increase local employment opportunities locally (most employment sites are located in excess of 2km from this site).</li> <li>- There may be potential to improve public transport and walking and cycling routes locally.</li> <li>- Development of the site would need to be supported by the provision of phase 2 of the Woodville – Swadlincote Regeneration Route.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- This development would provide an alternative transport link, the Woodville-Swadlincote Regeneration Route, from Butt Lane to the A514 and would alleviate congestion at the A511 / A514 Clock Island junction, around this pinch point during peak times.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.</li> <li>- Requirement for delivery of Swadlincote Regeneration Route.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- There are hourly bus services passing the site along the A514 and A511, including the Number 61 (Swadlincote–Derby) and 9 (Burton–Ashby). These are within 400m of the site.</li> <li>- There may be opportunity to improve off road walking and cycling routes on site and improve connections to proposed PROW in The National Forest.</li> <li>- Employment development would increase employment choice locally.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Milton WWTW, which would serve this site is currently operating above its consented headroom and further development would need to be supported by capacity improvements.</li> <li>- There are no known requirements for additional water supply or electricity network improvements in this area.</li> <li>- Superfast Broadband is to be delivered commercially in this area by 2016.</li> </ul>	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations, to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Midway and Woodville.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development may provide limited support to existing local shopping facilities in Woodville Local Centre and Swadlincote Town Centre beyond.	- Ensure good connectivity to Woodville / Swadlincote Town Centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- New development would lead to a general increase in waste generation, during construction and operation phases. - There may be very limited opportunities to reuse demolition waste on site, although impacts would not be significant.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling through the provision of appropriate storage for recycle and waste materials, although this is uncertain.	
	Will it reduce the proportion of waste sent to landfill?		- It is unclear whether there is potential to accommodate on site waste management including commercial waste facilities or energy from waste power generation.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no or very limited potential to reuse demolition waste onsite, although construction materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site including grey water recycling. - Potential for inclusion of SUDS which could contribute towards ground water recharge, although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development will have no significant impact on local water quality.</li> <li>- Nitrate Vulnerable Zone = Yes (Ground water and surface water)</li> <li>- Ground Water Protection Zone = No</li> </ul>	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased illumination locally during site development and occupation but this could be consistent with surrounding land uses.</li> <li>- There may be potential for light pollution complaints given the location of housing close to the site.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to have any notable air quality impacts in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally during site development, although post development noise generation would be consistent with surrounding land uses.</li> <li>- There may be potential for noise complaints given the nearby location of housing.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- This site is poorly restored, having been used historically for the extraction of minerals.</li> <li>- Around 11ha of the site is greenfield, although it is not in productive agricultural use.</li> </ul>	- Include an appropriate remediation policy within the plan.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- This site is located outside of an area at fluvial flood risk.</li> <li>- Sequential Test passed subject to appropriate design and layout of the site.</li> </ul>	- Inclusion of a flood risk policy to ensure development doesn't exacerbate flood risk.
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- 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.</li> <li>- There are existing surface water flooding issues on site. Development could provide opportunities to resolve existing issues.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site would be within 400m of existing bus stops and within 800m of Woodville Local Centre.</li> <li>- Employment land provision will be on site and would serve existing communities.</li> </ul>	- Include an appropriate transport policy within the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- The 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.</li> <li>- It could also help improve the setting of other listed buildings including Bretby Art Pottery, Church of St Stephen and two bottle kilns.</li> <li>- Multiple HERS records within the site.</li> </ul>	- Ensure that the site respects 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?		<ul style="list-style-type: none"> <li>- New development in this area could connect to the National Forest which is an increasingly important cultural and leisure resource within the District. It could also open up this area and potentially improve public access to identified heritage features within the site.</li> </ul>	- 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?		<ul style="list-style-type: none"> <li>- The site would contribute to reuse of a previously developed and poorly restored minerals site.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is not located in an area of sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- 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.</li> <li>- 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.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- There is an outgrown hedgerow/tree belt to the south of an existing haulage yard.</li> <li>- The central part of the site is largely devoid of existing landscape features.</li> </ul>	

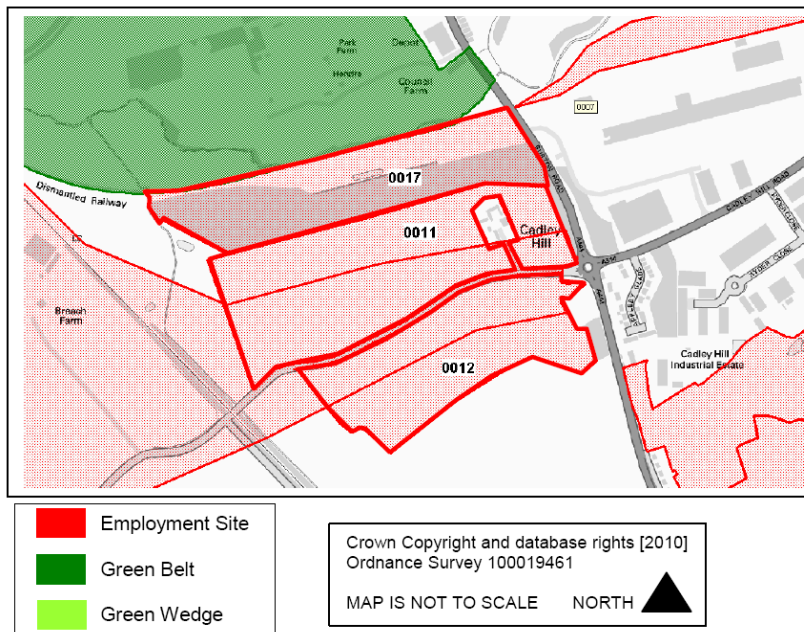


## Site 14: S0011 and S0012: Sites West of Swadlincote

### Description:

The two sites, 0011 and 0012, lie to the west of Swadlincote beyond the A444 and comprise of land in agricultural use and are bordered by trees and hedgerows. Residential areas lie to the east of the A444 and site 0011, surrounds a small housing development.

The sites are in single ownership and there is a medium level of developer interest on this site.



Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The site is not located within 1km of a statutory site and would not affect the integrity of any Site of Special Scientific Interest or Special Area of Conservation.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> <li>- National Forest planting required.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	No	- There are no local wildlife sites on either of the sites, although Cadley Hill Railway Area (SD304) is located immediately to the north of the site.	
	Could development affect protected species or BAP priority species?	Yes	- There are no recording of BAP or Protected species within 300m of the site.	
	Will it provide tree planting or other habitat creation on site including National Forest Planting (where relevant)?	Yes	- The site is located in the National Forest and would be expected to contribute to National Forest Planting.	
	Will it protect sites of geological importance?	Yes	- The site is not located within 1km of a Regionally important geological site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	



To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		- The site would support delivery of new informal and formal open space and could provide opportunities to connect to forest planting and other green infrastructure locally.	- Ensure new development improves access by walking and cycling routes locally.
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		- Development is unlikely to fund additional healthcare provision.	
	Will it promote healthy lifestyles?		- The site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre. - The nearest primary school is located 1200m away. Sports pitch provision is located 1000m from the site.	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		- There are no identified impacts from site development in respect of this issue. - This would be largely determined by design and layout of any site.	- As above. - Inclusion of general design policy in the plan.
	Will it reduce the number of people involved in accidents?		- Impacts are uncertain.	
To improve educational achievement and improve the District's skills base.	Will it improve educational attainment amongst young people?	--	- N/A	- None Identified.
	Will it reduce the number of working age residents who have no, or lower level qualifications?		- Employment development could increase the number of local jobs, which in turn would be likely to support on the job, or other forms of training.	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		- Overall levels of deprivation are relatively high within the Swadlincote Urban Area, compared to the remainder of the District. - However, access to the site is relatively poor and new development would need to be supported by additional public transport, walking and cycling provision to make the site accessible.	- 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?		- There are homes located in nearby Castle Gresley. - Bus services run three times per hour between Burton and Swadlincote, and once per hour during the night. - Development would need to be supported by significant improvements to walking and cycling routes.	- Requirements for Green Travel Plans or other measures to secure non-car travel.
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		- Development of this scale could contribute towards new open space provision and National Forest planting. - New employment development would also increase local employment opportunities. - There may be potential to improve public transport and walking and cycling routes locally through development.	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		- Development in this area could have an uncertain impact on the A444 and the surrounding road network. - Development in this area is unlikely to have any significant impact on the local road network and could enhance walking and cycling provision locally.	- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.
	Will it increase the proportion of journeys using modes other than cars?		- The sites are well related to existing residential areas and are well served by public transport.	
	Will it make the best use of other infrastructure?		- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site. - It is unclear whether there is capacity in the local sewerage network to accommodate growth. - Superfast broadband rollout is expected in 2015.	

To achieve stable and sustainable levels of economic growth and maintain economic competitiveness.	Will it encourage the creation of new businesses or existing businesses to grow?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations, to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Midway and Woodville.	
	Will it encourage economic diversification?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it improve average incomes in the District?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period up to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- Development may provide limited support to existing local shopping facilities on Castleton Park and Swadlincote Town Centre beyond.	- Ensure good connectivity to Swadlincote town centre.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling on the sites. The scale of impacts would be dependent on site waste management.	
	Will it reduce the proportion of waste sent to landfill?		- The site could be subject to areas of contamination due to its historic use as a landfill site. Site remediation could increase waste generation during construction, although this is uncertain. - Performance during operation will be dependent on the design and implementation of individual schemes.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- It is unclear whether the development would contribute to the delivery of sustainable construction techniques beyond minimum standards set out in the building regulations and Schedule 3 of the Flood and Water Management Act.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- There is no potential to reuse demolition waste onsite, although the use of materials used overall could be reduced through the adoption of site waste management plans.	
	Will it help ensure water resources are used efficiently?		- There may be potential to secure water efficiency measures on site to ensure use below that required by part G of the building regulations. - There is potential for inclusion of SUDS which could contribute towards ground water recharge although this would be dependent on site geology and SUDS design.	

To reduce water, light, air and noise pollution.	Will it reduce water pollution?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards water quality improvements within this area.</li> <li>- Nitrate Vulnerable Zone = Yes (surface and ground water)</li> <li>- Groundwater protection zone = no</li> </ul>	- Ensure appropriate amenity policies are included in the plan.
	Will it reduce light pollution?		- Development of this nature is likely to lead to increased illumination locally, during site development and occupation.	
	Will it improve air quality?		- 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?		- 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?		<ul style="list-style-type: none"> <li>- The site is greenfield and in agricultural use.</li> <li>- Around half of the sites fall within an area of grade 2 agricultural land. Development would therefore lead to the loss of some Best and Most Versatile agricultural land.</li> </ul>	- None identified.
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- 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 flood risk from the Darklands Brook flowing out of bank. The remainder of site is not at flood risk and development will have no discernible impact.</li> <li>- Sequential Test likely to be passed subject to site design and layout.</li> </ul>	- Ensure development is steered away from areas at risk.
	Will it reduce unmitigated release surface water runoff?		- New development would be required to conform with existing requirements to retain runoff rates at greenfield field levels. In the absence of any drainage strategy or master plan for the site an engineered SUDS solution is assumed.	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		- The site is within 2km of a local centre, 3km of Swadlincote town centre and 400m of an hourly or better bus service.	- Include an appropriate transport policy within the plan to maximise travel choice.
	Will it provide opportunity for additional renewable energy generation in the District?		- This would be dependent on the design and implementation of any scheme.	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- No architectural features have been identified within this area which are likely to be affected by new development.</li> <li>- There is limited potential for below ground archaeology in this location.</li> </ul>	- Ensure that the site respects 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?		- New development in this area could connect to the National Forest which is an increasingly important cultural and 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?		- The site is greenfield.	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- This site is located to the west of the A444 which forms the western extent of Swadlincote and lies beyond a minor ridgeline. Development past this defensible boundary would represent a significant intrusion into the countryside.</li> <li>- The area is located in a natural dip which could reduce visual impacts of development in this area.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site to the north of the northern site is a County Wildlife Site and recent site surveys indicate that it still meets the selection criteria for a CWS.</li> <li>- The site lies within The National Forest and would contribute towards new tree planting and habitat creation.</li> </ul>	

Version 1c

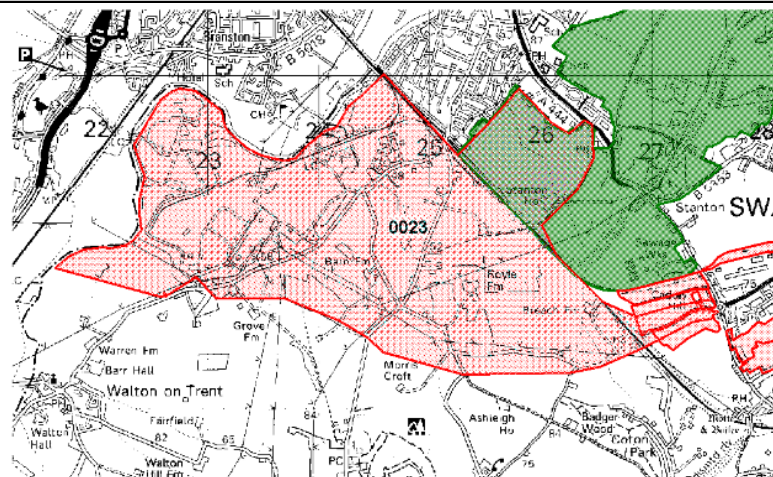
## Site 15: S0023: Land at Drakelow and Stanton

### Description:

The site comprises of a large area of land between the A444 in South Derbyshire and the River Trent. It comprises of fields which are used for agricultural purposes and are bordered by; trees and hedgerows, the former Drakelow Power Station site, the Roger Bullivant Ltd industrial premises and a number of farms and dwellings.

The A444 forms the main eastern boundary of the site. The edge of built development in East Staffordshire forms the northern boundary of the site and the River Trent forms the western boundary of the site, with the site promoter proposing further development beyond in Staffordshire, as far as the A38. Open agricultural land lies to the south. The area is in multiple ownership and there is known to be significant to medium developer interest in parts of the site.

Land at the former Drakelow Power Station site already has planning consent for mixed use development, including an area for industrial and business development, measuring some 12ha.



- Employment Site
- Green Belt
- Green Wedge

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Ordnance Survey 100019461

MAP IS NOT TO SCALE NORTH

Sustainability Appraisal Objective	Detailed considerations	Yes/No	Comments	Notes on site based mitigation
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District.	Will it conserve and enhance internationally or nationally important wildlife sites?	Yes	- The 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.	<ul style="list-style-type: none"> <li>- Ensure that Wildlife sites and other ecological features within the site are safeguarded through development.</li> <li>- Ensure that biodiversity gain is delivered on site through development.</li> <li>- National Forest planting required.</li> </ul>
	Will it conserve and enhance locally important (non-statutory) wildlife sites?	No	- There are three county wildlife sites within the outlined area, two of which are at Drakelow and one of which is in Castle Gresley. - There is an area of ancient woodland at Drakelow as well as a number of TPOs within the identified area.	
	Could development affect protected species or BAP priority species?	No	- Recording of; Bats, Badger, Water Vole, Otter and Skylark on site.	
	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 including National Forest planting.	
	Will it protect sites of geological importance?	Yes	- There are no Regionally Important Geological Sites within this site.	
To provide decent and affordable homes that meet local needs.	Will it reduce the number of households waiting for accommodation?	--	- Not applicable.	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
	Will it increase the range and affordability of housing for all social groups?	--	- Not applicable.	
	Will it improve the suitability of new homes for older and/disabled groups?	--	- Not applicable.	
	Will it provide sufficient housing to meet existing and future need?	--	- Not applicable.	
	Will it reduce the number of unfit or empty homes?	--	- Not applicable.	
	Will it meet the needs of gypsies or travelling show people?	--	- Not applicable.	

To improve the health and well-being of the population.	Will it improve people's health or wellbeing?		<ul style="list-style-type: none"> <li>- Development will deliver new and connect to existing informal local space owing to its National Forest Location.</li> <li>- It is unclear whether development will contribute to local sports provision.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure new development improves access by walking and cycling routes locally.</li> </ul>
	Will it improve accessibility to healthcare for existing residents and provide additional facilities for new residents?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards new health care provision.</li> </ul>	
	Will it promote healthy lifestyles?		<ul style="list-style-type: none"> <li>- The site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre.</li> <li>- The nearest primary school is located 1200m away. Sports pitch provision is located 1000m from the site.</li> </ul>	
To improve community safety and reduce crime and fear of crime.	Will it reduce crime and fear of crime?		<ul style="list-style-type: none"> <li>- No known issues with crime and antisocial behaviour have been identified across the site.</li> </ul>	<ul style="list-style-type: none"> <li>- As above.</li> <li>- Inclusion of general design policy in the plan.</li> </ul>
	Will it reduce the number of people involved in accidents?		<ul style="list-style-type: none"> <li>- Uncertain impacts 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>- N/A</li> </ul>	<ul style="list-style-type: none"> <li>- None Identified.</li> </ul>
	Will it reduce the number of working age residents who have no, or lower level qualifications?		<ul style="list-style-type: none"> <li>- Employment development could increase the number of local jobs, which in turn would be likely to support on the job, or other forms of training.</li> </ul>	
To promote social inclusion and reduce inequalities associated with deprivation across the District.	Will it narrow the inequality gap between the richest and poorest in the District?		<ul style="list-style-type: none"> <li>- Overall levels of deprivation are relatively high within Swadlincote compared to the remainder of the District.</li> <li>- Employment development would create significant new jobs in one of the most deprived parts of the district, in a location which is accessible by a range of transport modes.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To improve local accessibility to healthcare, education, employment, food shopping facilities, and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?		<ul style="list-style-type: none"> <li>- It is likely that significant new highways infrastructure would be needed to serve development in this location, potentially connecting the A38 to the A514.</li> <li>- Planning Consent for the redevelopment of the former Drakelow Power Station is conditional on the provision of a new bypass and river crossing, connecting the site to the A38.</li> <li>- Existing buses run three times per hour between Burton and Swadlincote. The scale of the site could help support new or improved public transport services.</li> <li>- Development would need to be supported by significant improvements to walking and cycling routes.</li> </ul>	<ul style="list-style-type: none"> <li>- Requirements for Green Travel Plans or other measures to secure non-car travel.</li> </ul>
	Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision?		<ul style="list-style-type: none"> <li>- Development of this scale would contribute towards new open space provision and National Forest planting.</li> <li>- New employment development would also increase local employment opportunities locally.</li> <li>- A development of this scale would need to be supported by improvements to public transport and walking and cycling routes locally.</li> </ul>	
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport, walking and cycling).	Will it minimise the impact of traffic congestion on the strategic and local road network?		<ul style="list-style-type: none"> <li>- Development in this area on the scale proposed could have a very significant impact on the local road network.</li> <li>- The development is related close to local employment, although its dislocation from other services could encourage car use.</li> <li>- The site could contribute towards enhanced walking and cycling provision and public transport locally.</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of general infrastructure policies to support the delivery of new, or improvements to existing infrastructure.</li> </ul>
	Will it increase the proportion of journeys using modes other than cars?		<ul style="list-style-type: none"> <li>- Unclear would depend on the measures included to support development on the scale proposed.</li> </ul>	
	Will it make the best use of other infrastructure?		<ul style="list-style-type: none"> <li>- Development of this site would be served by Stanton Waste Water Treatment Works which is nearing capacity and could be exceeded by growth on the scale proposed within this site.</li> <li>- It is unclear whether there is capacity in the local sewerage network to accommodate growth.</li> <li>- Superfast broadband rollout is expected by 2015 in this area.</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?		- The provision of new employment sites and business space would encourage new businesses into the area, or stimulate local businesses to grow.	- Ensure a range of sites across a number of locations, to fully meet existing and future need are included in the plan.
	Will it reduce unemployment rates and disparities across the district?		- Large scale employment growth is likely to contribute towards a general reduction in unemployment rates and could help create jobs accessible to communities in Swadlincote, Church Gresley, Midway and Woodville.	
	Will it improve average incomes in the District?		- The proposed development will have an uncertain effect in respect of this objective.	
To diversify and strengthen local, urban and rural economies.	Will it encourage economic diversification?		- Development would have an uncertain effect and would be dependent on the end use of any site. Development would deliver construction jobs as the site is built out.	- Include policies to allow for the expansion of existing businesses, facilitate rural diversification of businesses and protect existing employment sites from losses to other uses.
	Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites?		- The allocation of employment land will ensure provision over the whole plan period up to 2028.	
	Will it help support and encourage the growth of the Rural Economy?		- Large scale employment in this area could make a contribution towards creating locally (rural) based jobs, and supporting local businesses and growth.	
To enhance the vitality and viability of existing towns and village centres.	Will it improve existing shopping facilities?		- The site is located away from town centres in Swadlincote and Burton.	- Ensure good connectivity to Swadlincote/Burton town centres.
To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?		- Performance will be dependent on the design and implementation of individual schemes.	- Inclusion of general design excellence policy in the Plan to inform design parameters of the site.
	Will it provide potential to use locally available natural resources and materials?		- Development could support the use of locally produced and won materials including aggregate won locally or locally produced construction materials such as bricks or tiles.	
To minimise waste and increase the reuse and recycling of waste materials.	Will it lead to the reduced consumption of materials?		- Economic development is likely to result in an increase in resource use.	- An appropriate design policy could help ensure measures to minimise waste generation and recycling.
	Will it increase waste recovery and recycling?		- New development could support improvements to waste recovery and recycling on the site. The scale of impacts would be dependent on site waste management.	
	Will it reduce the proportion of waste sent to landfill?		- The site could be subject to areas of contamination due to its historic use as a landfill site. The site remediation could increase waste generation during construction, although this is uncertain. - Performance during operation will be dependent on the design and implementation of individual schemes.	
To promote sustainable forms of construction and sustainable use of natural resources.	Will it promote the implementation of sustainable construction techniques?		- All new commercial buildings will be operationally carbon neutral by 2019 and would be expected to incorporate SUDs on implementation of Schedule 3 of the Flood and Water Management Act. - Prior to 2019 would be dependent on the approach of the developer, in respect of site design and building construction.	- Include appropriate waste management and water efficiency policies in the Plan.
	Will it help reduce the need for land won primary minerals, including sand and gravel?		- Part of the site is brownfield, although this has consent for mixed use development and the developers have not indicated any intention towards employment use as part of a larger site.	
	Will it help ensure water resources are used efficiently?		- May be potential for reuse of surface water on the site for vehicle cleaning or servicing utilities. This would be dependent on the site developer and occupiers specifying such measures. - 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?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards water quality improvements within this area.</li> <li>- Nitrate Vulnerable Zone = Yes (surface water only)</li> <li>- Ground Water Protection Zone = Partially in outer zone (small area adjacent to Drakelow Park Site)</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure appropriate amenity policies are included in the plan.</li> </ul>
	Will it reduce light pollution?		<ul style="list-style-type: none"> <li>- Development of this nature is likely to lead to increased illumination locally, during site development and occupation.</li> <li>- Given the scale of the development and the location of nearby residential properties development could increase light pollution complaints.</li> </ul>	
	Will it improve air quality?		<ul style="list-style-type: none"> <li>- Development is unlikely to contribute towards air quality improvements locally, although there are no air quality issues identified in this area.</li> </ul>	
	Will it reduce noise pollution?		<ul style="list-style-type: none"> <li>- Development is likely to lead to increased noise levels locally, during site development and occupation.</li> <li>- Given the scale of the development and the location of nearby residential properties development could increase noise complaints locally.</li> </ul>	
To minimise the irreversible loss of undeveloped (greenfield) land.	Will it reduce the loss of agricultural land to new development?		<ul style="list-style-type: none"> <li>- The site is a mix of brownfield and greenfield land with most being agricultural land.</li> <li>- Around 80% of the greenfield land element is Grade 2 land, which makes it best and most versatile.</li> </ul>	<ul style="list-style-type: none"> <li>- None identified.</li> </ul>
To reduce and manage flood risk and surface water run-off.	Will it reduce the impacts of flood risk?		<ul style="list-style-type: none"> <li>- There are notable areas within the identified site, at medium to high risk of flooding along the Darklands Brook.</li> <li>- There is a high risk of pluvial flooding in a number of areas within the development area.</li> <li>- Given the scale of the site in relation to areas at flood risk, it is likely that development in flood zones could be avoided.</li> <li>- <u>Sequential test could be passed depending on site location, and layout.</u></li> </ul>	<ul style="list-style-type: none"> <li>- Ensure development is steered away from areas at risk.</li> </ul>
	Will it reduce unmitigated release surface water runoff?		<ul style="list-style-type: none"> <li>- New development would be expected to conform with emerging national SUDS legislation and therefore, surface water would have to be retained back to greenfield runoff rates, and would have no impact on flooding downstream.</li> </ul>	
To reduce and manage the impacts of climate change and the District's contribution towards the causes.	Will it reduce the causes of climate change?		<ul style="list-style-type: none"> <li>- The site is located within 1.8km of Castleton Park Local centre and 2.6km from Swadlincote Town Centre.</li> <li>- The site is likely to increase resource and energy use.</li> <li>- There may be potential for the site to be rail served.</li> </ul>	<ul style="list-style-type: none"> <li>- Include an appropriate transport policy within the plan to maximise travel choice.</li> </ul>
	Will it provide opportunity for additional renewable energy generation in the District?		<ul style="list-style-type: none"> <li>- This would be dependent on the design and implementation of any scheme.</li> </ul>	
To protect and enhance the cultural, architectural and archeological heritage of the district.	Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District?		<ul style="list-style-type: none"> <li>- Large scale development could impact on the setting of listed buildings and structures within, and on the edge of Drakelow Park and at Royle Farm.</li> <li>- Large scale development could have a detrimental impact on the Walton on Trent Conservation Area.</li> <li>- The loss of greenbelt as a result of this proposal could have a negative impact on the cultural identity of Swadlincote, as the scale of growth could lead to the coalescence of the two towns, if the whole site came forward for built development.</li> <li>- Multiple HERS records within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that the site respects locally important heritage assets.</li> </ul>
To improve access to the cultural heritage of the District for enjoyment and educational purposes.	Will it improve access to the public and understanding of the District's historic and cultural features?		<ul style="list-style-type: none"> <li>- New development in this area is in the National Forest, which is an increasingly important cultural and leisure resource within the District.</li> <li>- Development could improve footpath and cycle path connectivity, potentially improving access to proposed routes within and around Drakelow Park (including listed buildings and ancient woodland) and Walton on Trent.</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure sites connect to existing public rights of way and cycle routes.</li> </ul>
To conserve and enhance the District's landscape and townscape character.	Will it reduce the amount of derelict and degraded land within the District?		<ul style="list-style-type: none"> <li>- Previously developed land at Drakelow which has planning consent for housing is likely used for mixed use development, which is already consented.</li> <li>- The remainder of the site is greenfield and mainly in agricultural use.</li> </ul>	<ul style="list-style-type: none"> <li>- Development is designed to take account of local landscape elements including trees and hedgerows.</li> <li>- That appropriate new planting is secured along the periphery of the site.</li> </ul>
	Does it respect and protect existing landscape Character?		<ul style="list-style-type: none"> <li>- The site is located away from areas of primary and secondary sensitivity according to the County Council's Areas of Multiple Environmental Sensitivity.</li> <li>- The land is not contained by urban form and development would represent a prominent intrusion into the open countryside.</li> <li>- The development of the land would undermine the objectives of the South Derbyshire Greenbelt by physically connecting Swadlincote and Burton-on-Trent, including development within a significant area of the Greenbelt itself.</li> </ul>	
	Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?		<ul style="list-style-type: none"> <li>- The site lies within the National Forest and would contribute towards new tree planting and habitat creation.</li> <li>- There are a number of woodland block, ponds and established field boundaries on site. Given the scale of the site, there may be potential to integrate some of these features into any employment site.</li> </ul>	

**Appendix 7: Site effects in combination (Plan Wide Effects)**

Sustainability Topic	Biodiversity, Flora and Fauna	Population and Human Health										Materials Assets										Soil Water and Air										Climatic Factors	Cultural Heritage	Landscape										
		Decision making Criteria										Decision making Criteria										Decision making Criteria																						
Sustainability Objective	To avoid damage to designated sites and Species and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs										To improve the health or wellbeing of the population										To improve local accessibility to health care, education, employment, food shopping facilities and recreational resources (including open space...) and promote health and sustainable travel or non-travel choices										To minimise waste and increase the reuse and recycling of waste materials										To reduce and manage the impacts of climate change and the district's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the district	To conserve and enhance the Districts landscape and townscape character
Decision making Criteria	Will it conserve and enhance internationally nationally important wildlife sites? Will it conserve and enhance locally important (non-statutory wildlife sites)? Could development affect protected species? Will it provide tree planting or other habitat creation on site Will it protect sites of geological importance? Will it reduce the number of households waiting for accommodation? Will it increase the range and affordability of housing for all? Will it improve the suitability of new homes for older and/or disabled groups? Will it provide sufficient housing to meet existing and future need? Will it reduce the number of unfit or empty homes? Will it meet the needs of travelling show people? Will it improve people's health or wellbeing? Will it improve accessibility to healthcare? Will it promote healthy lifestyles? Will it reduce crime and fear of crime Will it reduce the number of people involved in accidents Will it improve educational attainment amongst young people? Will it reduce the number of working age residents who have no or lower level qualifications? Will it narrow the inequality gap between the richest and poorest in the District? Will it make access easier for those households who do not have a car? Will it help deliver new or protect existing local services and facilities and promote the provision of new facilities and public transport provision? Will it minimise the impact of traffic congestion on the strategic and local road network? Will it increase the proportion of journeys using modes other than cars? Will it make the best use of other infrastructure? Will it encourage the creation of new businesses or existing businesses to grow? Will it reduce unemployment rates and disparities across the district? Will it encourage economic diversification? Will it improve average incomes in the District? Will it ensure the provision of an adequate supply of employment land and protect existing viable employment sites? Will it help support and encourage the growth of the Rural Economy? Will it improve existing shopping facilities? Will it improve the quality of new development Will it provide potential to use locally available natural resources and materials? Will it lead to the reduce consumption of materials? Will it increase waste recovery and recycling? Will it reduce the proportion of waste sent to landfill? Will it promote the implementation of sustainable construction techniques? Will it help reduce the need for land won primary minerals including sand and gravel? Will it help ensure water resources are used efficiently? Will it reduce water pollution? Will it reduce light pollution? Will it improve air quality Will it reduce noise pollution? Will it reduce the loss of agricultural land to new development Will it reduce the impacts of flood risk? Will it reduce unmitigated release surface water runoff? Will it reduce the causes of climate change? Will it provide opportunity for additional renewable energy generation? Will it protect and enhance the setting of historic cultural, architectural and archaeological features in the District? Will it improve access to the public and understanding of the District's historic and cultural features? Will it reduce the amount of derelict and degraded land within the District Does it respect and protect existing landscape Character? Will it protect and create open spaces, landscape features, woodlands, hedges and ponds	To improve the health or wellbeing of the population										To improve local accessibility to health care, education, employment, food shopping facilities and recreational resources (including open space...) and promote health and sustainable travel or non-travel choices										To minimise waste and increase the reuse and recycling of waste materials										To reduce and manage the impacts of climate change and the district's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the district	To conserve and enhance the Districts landscape and townscape character										
Swadlincote Area																																												
Housing Sites																																												
William Nadin Way																																												
Land at Church Street/ Bridge Street																																												
Land at Broomy Farm																																												
Council Depot*																																												
Occupation Lane																																												
Employment Sites																																												
Occupation Lane																																												
Cadley Hill																																												
Villages and remainder of the District																																												
Housing Sites																																												
Drakelow Park, Burton on Trent*																																												
Hilton Depot, Hilton																																												
Aston Hospital, Aston																																												
Land at Longlands, Repton*																																												

South of Willington Road , Etwall	[Grid of colored cells]																																																	
Land North East of Hatton	[Grid of colored cells]																																																	
Employment sites																																																		
Hilton Business Park	[Grid of colored cells]																																																	
Dove Valley Business Park	[Grid of colored cells]																																																	
Derby Urban Area																																																		
Housing Sites																																																		
Boulton Moor*	[Grid of colored cells]																																																	
Boulton Moor (Phase 2)	[Grid of colored cells]																																																	
Boulton Moor (Phase 3)	[Grid of colored cells]																																																	
Chellaston Fields*	[Grid of colored cells]																																																	
Holmleigh Way*	[Grid of colored cells]																																																	
Wragley Way	[Grid of colored cells]																																																	
Primula Way	[Grid of colored cells]																																																	
Highfields Farm*	[Grid of colored cells]																																																	
New House Farm (land west of Mickleover)	[Grid of colored cells]																																																	
Hackwood Farm	[Grid of colored cells]																																																	
Employment																																																		
Infinity Park (GTC Extension)	[Grid of colored cells]																																																	
<b>Total Impacts of Plan as a whole</b>	[Grid with circled numbers: 9, 15, 22, 32, 35, 37, 41, 44, 49]																																																	
<b>Commentary at bullets</b>	1-4	5-9	10-12	13-14	15-16	17	18-19	20-22	23-25	26-28	29	30-31	32-33	34-36	37-40	41	42-43	44-45	46	47	48-50																													

⊗ Denotes a potential significant or notable environmental effect arising from the Plan as a whole post mitigation. Commentary in respect of these issues in bold text.

\* Sites which already benefit from full or outline planning permission.

### Commentary of cumulative/in combination effects of sites included in the Part 1 Local Plan

#### Biodiversity, Flora and Fauna

1 No sites will have any significant effect on statutory sites of nature or geological conservation value. The inclusion of a policies to improve water quality including in the River Mease SAC are included in the Plan.  
2 Sites at William Nadin Way, Aston Hall and Hackwood Farm and Newhouse Farm have County wildlife sites (Non statutory sites of county importance) within or immediately adjacent to the site. Policies to be included in the Plan will seek to safeguard these sites. Sites at Wragley Way and Chellaston would lead to the partial loss of Sinfin Moor regionally important geological site which extends some 2 square kilometres around the southern edge of Derby City. The effects of the Plan on such sites will be mitigated through the inclusion of appropriate policies in the Plan to ensure that sites do not have unacceptable effects on existing biodiversity and geodiversity policies.  
3 All sites have potential to affect protected species and habitats. The extent of impacts would be moderated through existing statutory protections afforded such species and habitats and through the inclusion of policies to guide the design and layout of sites and by requiring on site biodiversity gain are included in the Plan and would help secure habitat delivery across the plan period.  
4 The plan will generally increase opportunities for new tree planting and habitat creation through the district. National Forest Planting requirements and policies to encourage the delivery of Biodiversity Action Plan Targets and general biodiversity gain will help the Plan perform positively in delivering new housing and employment sites

#### Population and Human Health

5 The delivery of new housing on the sites identified will help deliver new affordable housing (the Plan requires up to 30% affordable housing delivery on housing sites subject to viability). This would help provide housing to meet existing housing need within South Derbyshire and potentially the wider housing market. Cumulatively the delivery of sites included in the plan will fully address the backlog of need for affordable housing by the close of the Plan period.  
6 All housing sites could contribute towards increasing the range and affordability of housing. The Council holds more data for some sites than others (for example where an outline application has been supported by a design and access statement). Prior to mitigation it would be likely that housing delivery would deliver a range of housing types and sizes across a range of different tenures in responding to the local housing market. Nonetheless mitigation is included in the Plan to ensure that housing mix meets local need informed by the HMA wide housing market assessment.  
7 Most sites would have uncertain effects in respect of delivering homes for older or disabled people, with only sites at Aston, Drakelow and Etwall certain to specifically address the needs of these social groups. Given the uncertainty which extends across specific sites a policy to ensure sites are suitable and adaptable for older people and people with disabilities.  
8 Development on the sites identified are unlikely to address issues with unfit homes as the condition of the districts housing stock is largely tackled through the work of the Council's Housing Department. No specific sites have been identified for action through the land use planning system. Given the significance (or lack of significance) no mitigation is proposed in respect of this issue  
9 **Development on the sites will not help deliver housing for gypsies and travellers as this issue will be considered through subsequent planning documents. A criteria based policy is included in the Plan to ensure that Authority can continue to deliver sufficient sites to address the housing need of gypsies, travellers and travelling show people where identified housing sites do not contribute towards meeting this component of housing need.**  
10 The plan will cumulatively have a positive effect in improving health and wellbeing by increasing housing provision, expanding open space and built leisure provision and through securing increased capital funding to support the delivery of new or expanded health care provision. Less certain effects have been recorded on a number of sites (for example where flood risk could affect public safety or have implications for wellbeing) although policies have been included in the plan to help mitigate any negative or uncertain effects associated with development.  
11 The sites identified in the plan will directly improve access to health care through the expansion of existing facilities (therefore increasing the number of patients existing facilities can accommodate), through the provision of new facilities, or indirectly through improved transport and access to existing facilities (for example through the provision of new roads and walking and cycling routes and the increased delivery of public transport provision).  
12 The sites identified through the plan are generally well related sport pitches, local centres and schools which will help encourage walking and cycling and use of local recreation facilities. A number of sites are likely to perform less well, these include sites at Cadley Hill (Swadlincote), Primula Way (near Sinfin), Infinity Park (Near Sinfin) and Longlands (Repton). Sites at Broomy Farm (Woodville), Aston Hall and Hilton performed moderately against this objective. These site are generally located in village locations, or on the edge of an existing settlement and presently not well related to existing service provision. Policies are included in the plan to help improve access and connectivity to new or existing facilities to help improve the overall performance of the plan  
13 Most sites (and therefore the plan) would have a generally uncertain effect on objectives to reduce crime and fear of crime, although the Council has been able to gather information on a number of sites where measures to reduce crime and fear of crime are proposed. These include sites at Aston Hospital, Occupation Lane, Chellaston and Holmleigh Way. Generally these improvements arise due to the regeneration of existing derelict sites (which have a history of vandalism and antisocial behaviour) or through improvements to existing footpaths or walkways which are unlit or not overlooked. A general design excellence policy has been inserted into the Plan to improve the design quality with specific requirements including in site based policies as appropriate.  
14 The plan is unlikely to give rise to significant effects in respect of safety as a result of the cumulative impact of identified sites. However some uncertainty exists about the likely performance of some sites ahead of the detailed assessment of highways required through a site specific transport assessment. A specific transport policy is included in the plan to help ensure that the development does not lead to unacceptable effects in respect of highways safety.  
15 **Sites will generally have a negative or uncertain effect in respect of education achievement as unmitigated growth would overwhelm existing schools capacity. As such growth would need to be supported by new schools, or expansion to existing schools provision. It is likely that the cumulative effects of growth would be significant around the edge of Derby City, Swadlincote and the north western villages in the absence of further education provision, although detailed policies (including site specific allocation policies and general infrastructure policies in the Part 1 Local Plan itself and the Infrastructure Delivery Plan (IDP) which forms part of the Local Plan) will help ensure increase school capacity provision is bought forward alongside growth to mitigate the effects of proposed growth. Housing growth in Derby City could further exacerbate the lack of existing schools capacity in combination with growth in South Derbyshire. Subject to this increased provision of education places effects are unlikely to be significant in combination over the longer term, but in the short term housing growth could place increased strain on existing schools.**  
16 The delivery of new housing sites is unlikely to reduce the number of residents with no or lower level qualifications. However, the provision of new employment sites could increase employment opportunities which would increase employment. This could indirectly increase training and apprenticeship opportunities and make a positive contribution to reducing the number of people with no or only lower level qualifications.  
17 The plan will generally have a positive effect in respect of narrowing the gap between the richest and poorest in the district. This is because new housing will provide increased housing (including affordable housing) across all tenures to meet existing backlogs and future housing needs, deliver improved and enhanced services and facilities accessible by range of transport modes and increase employment delivery to fully meet identified need including in areas which suffer relatively high levels of deprivation such as around Drakelow (Burton on Trent), Derby City, Swadlincote, Woodville and Hilton.

#### Material Assets

18 The Plan will contribute to the delivery of new housing and employment sites. These are mostly located on the edge of existing settlements such as Derby City, Swadlincote or key service villages and for the most part will be well located to existing services and facilities and accessible by walking cycling and or other non-car modes, the exception for this rule being an employment site being protected for a large single end user at Dove Valley Park. Subject to the inclusion of appropriate polices in the Plan to require developments to be supported by new facilities and enhanced public transport and walking and cycling provision the plan would have a positive effect against this objective.  
19 Development would generally increase service provision through the increased provision of open space and recreation sites, schools, local centres and employment provision. This would be facilitated through specific allocation policies and through general, retail, transport, and infrastructure policies covering issues such as public transport provision and education and healthcare facilities). Having regard to the wider plan policies cumulatively the plan would significantly increase the provision of local facilities and services and would support enhanced accessibility for new and existing residents. Growth would also help sustain existing services and facilities.  
20 Generally the sites included in the Plan would contribute towards objectives to minimising the effects of congestion from new development on the strategic and local road network. This is not to say that development would not lead to increases in traffic volumes (and in some cases congestion) but sites will be delivered alongside new highways infrastructure and/or supported by proposed infrastructure improvements (which could include new roads, junctions or roundabouts) or improvements to local highways capacity – for example through signalisation, road straightening or widening etc. Development would also be supported by appropriate design to control inappropriate on-road parking, or drop off areas and improve public transport and walking and cycling provision. As such the inclusion of policies in the plan to help inform the detailed delivery of sites and related infrastructure, and the exclusion of sites in the Plan where congestion related effects cannot be adequately mitigated by development will help ensure the Plan has a generally positive effect against this objective.  
21 The Plan will help to improve opportunities for non-car travel and increase the proportion of people accessing local facilities and services by public transport, walking and cycling. This is because sites included in the plan are generally well related to existing public transport services (and bus stops) and existing or proposed services and facilities are generally walkable or accessible by cycling. However a small number of sites perform less well in respect of these objectives. These include sites at Infinity Park (which is safeguarded for development in later plan periods), Primula Way, Dove Valley Park and Occupation Lane. Specific allocation policies and general requirements are included in the



Plan to help ensure these (and indeed other proposed allocations) provide high quality pedestrian and or cycle connections to surrounding developments to help improve plan performance. Overall, however the plan is considered to perform positively against this objective.

22 **The majority of sites being bought forward within the Plan would have a negative or uncertain effect against objectives to make the best use of other infrastructure. This is partially as a result of the scale of growth proposed within the district, but also because of the way water and electricity suppliers run their businesses providing only limited headroom within their networks to help minimise operational costs. Specific issues are related to lack of capacity at Waste Water Treatment Works for sites around Swadlincote, Woodville and Repton. Lack of capacity in the local sewer network around all Derby City and Housing and Employment sites (especially given further growth in Derby City). Lack of existing sewers to serve the Drakelow Park Development. Insufficient water supply infrastructure to supply development around the South Staffordshire water resource zone (potentially affecting sites at Highfields Farm, Longlands (Repton) and Etwall, Hilton and Hatton and lack of existing capacity in the electricity supply network around Hatton, Hilton and to the west of Derby City. The Plan includes policies to ensure development is delivered alongside necessary infrastructure and to protect water quality and reduce pressure on existing infrastructure. The Infrastructure Delivery Plan and appropriate phasing of sites will also reduce pressure on existing infrastructure assets whilst the companies responsible for infrastructure delivery provide the additional capacity required to service the needs of proposed sites. The Council has and will continue to work with infrastructure providers to ensure that sites can be delivered in a timely fashion and supported by necessary infrastructure. This approach, will help ensure that the potential for effects on existing infrastructure are minimised although it should be noted that decisions made by infrastructure providers (and beyond the control of the planning authority) could influence the timing, or the extent of the effects from proposed growth set out in the Local Plan.**

23 Most housing sites would only make a limited contribution towards the creation of new businesses or supporting existing businesses to grow. This is because individual housing sites would only make a temporary contribution towards supporting construction and some financial and service based businesses (although aggregated up the Plan would support the delivery of a constant supply of new homes higher than historic delivery rates would support businesses in the long term). In addition the plan would provide employment land sites across a range of locations to fully meet employment needs up to 2028. In addition the plan includes policies to ensure the appropriate delivery of sites to meet local need. As such the Plan would generally perform strongly against this objective.

24 Planned growth could help reduce unemployment rates through the provision of new employment sites and the continued support of the construction industry and related industries. Continued growth could help to reduce the overall number of unemployed people (and the proportion of people unemployed as it is likely that people moving into the district to occupy homes will be in employment). Overall the plan would have a generally positive impact against this objective.

25 The delivery of new homes is unlikely to have any significant effect on achieving objectives to secure economic diversification (although the construction industry is under represented in the districts economy) and growth could support the limited growth of this sector. However the provision of new homes in combination with policies and sites to deliver employment land for a range of business sectors at all scale could help to deliver a wider industrial base in the longer term. A general business development policy to support rural/farm diversification is also included in the Plan. As such in the round the plan is likely to perform positively against this objective.

26 It is unclear whether the plan will help improve average incomes in the district. The Plan will make provision for new business creation and the widening of the economic base, but ultimately average incomes of the districts residents will also be affected by external factors such as the health of the wider economy, productivity, where they work (i.e. within or outside of the district) and future changes to the labour market including regulatory changes. Nonetheless the plan includes policies to support the continued growth of the districts economic based and policies to support the expansion of existing companies and the creation or accommodation of new businesses (including those not well represented locally) into the district.

27 The Plan in combination with other plans for Amber Valley and Derby City will ensure the delivery of employment land sufficient to meet in full identified need across the HMA and deliver balanced growth. Any employment land losses to meet housing need (Hilton, Cadley Hill and Drakelow Park), will be fully compensated for through the delivery of additional sites allocated through the Plan.

28 The Authorities approach to housing and employment delivery will typically see growth targeted on the edge of Derby City, Swadlincote and Burton on Trent. The only rural areas which will see strategic level of housing growth are around Hilton, Hatton, Etwall, Aston on Trent and Repton., whilst the only rural areas which will see economic growth within the Plan Period are around Hatton (extension to existing factory already in progress), Hilton, and Dove Valley Park. As such the Plan is targeted away from many rural (and often less sustainable rural communities). However the Plan includes provision for a minimum of 600 homes through the Part 2 Local Plan for smaller scale village growth and for extensions to existing businesses and for rural and farm diversification. As such the Plan has limited potential to support rural diversification.

29 The Plan will generally contribute towards improving existing retail provision and local centres. However, a small number of employment sites would neither provide new retail provision or support existing retail services due to their poor relationship/proximity from existing retail areas. For example Dove Valley Park and Infinity Park employment sites. A number of new strategic sites on the edge of Derby City and Burton would provide new local centres (Hackwood Farm, Newhouse Farm, Highfields Farm, Wragley Way, Chellaston Fields, Boulton Moor and Drakelow Park) whilst the remainder of sites could support new or proposed local centres. Away from the DUA and Burton no new local centres are proposed within any of the strategic sites, although development would support existing shopping facilities. Plan policies to ensure the delivery of retail provision in large strategic allocation in the City and at Drakelow are included in the plan together with a general retail policy. Overall the plan is likely to perform positively against this objective.

30 Individually it is uncertain whether sites could contribute to improved design based on the lack of detail held by the Authority in respect of the design, layout and materials to be used on site. However the Authority has sought to include a design excellence policy, together within policies to inform housing mix, environmental quality, transport, open space and green infrastructure provision. These policies will help to set out clear parameters or minimum standards that new development will be expected to meet. As such the Plan as a whole will enable an improvement in design (over historical developments) to be achieved and will contribute to the delivery of well-designed developments.

#### **Soil, Water and Air**

31 The plan would provide potential to use locally available resources. This is because planned growth could use locally available resources such as sand and gravel, building materials such as roof tiles and bricks (many of which are manufactured locally), and wood products which can increasingly be secured locally. The plan further increases policies to encourage the use of locally available (decentralised energy generation) including biomass from the national forest and promote the reuse of materials on site where possible. Overall The Plan could help to support the use of local resources.

32 **The sites allocated for development will cumulatively increase the consumption of materials. This is because the plan will make provision for an increase in housing stock roughly equivalent to a third of the existing stock over the next 15 years or so. The Plan does include policies to ensure the reuse of brownfield land and the reuse of demolition materials on site where appropriate however resource use to meet housing and employment targets will remain significant. However given that the aim of the plan is to deliver housing and employment to fully meet local needs, the plan will inevitably have a significant and negative effect against this objective.**

33 The plan will increase waste materials associated with construction and potentially demolition waste during site development and municipal and commercial waste post development as a consequence of the growth of the districts housing and employment stock. However policies are included in the plan to promote efficient resource use and facilitate recycling. These combined with national and sub-regional (county level) plans, policies and programmes could help maintain the continuation of existing trends to increase the proportion of waste recycled and reduce waste landfilled at the district level.

34 The plan as a whole will have an uncertain effect in promoting the implementation of sustainable construction techniques. The Plan includes some policies to help deliver sustainable development (for example sustainable urban drainage etc.). However recent government guidance has clarified the role of the planning system in respect of sustainable construction and many of the elements covered within the scope of sustainable construction are controlled outside of the planning system – for example through building regulations. Going beyond the minimum standards in respect of issues such as energy efficiency, lifetime homes standards etc. required by building regulations is discretionary and cannot be required through planning policy. The effect of the plan as a whole therefore remains uncertain.

35 **The scale of growth proposed through the Plan is such that it will not help reduce the need for land won primary minerals such as sand and gravel. The plan does seek to ensure the reuse of demolition waste on site where appropriate although this is unlikely to make a major contribution towards meeting aggregates needs.**

36 The plan will have a minor effect in helping to ensure water resources can be used efficiently as it will include policies to suppress water usage to equivalent to 110 litres per person per day. However, national policy restricts water efficiency requirements through planning policy beyond this level (historically code level six of the code for sustainable homes allowed for significantly reduced water efficiency requirements). As such the plan could have a moderately beneficial effect although the Plan is restricted to the extent to which it could contribute towards the delivery of improved water efficiency.

37 **New development would increase water pollution both by increasing the discharge of treated sewerage in local receiving watercourses (many of which are already failing to meet water quality targets under the Water Framework Directive) and have little or no capacity for additional flows, or by increasing flows into the sewerage network, which in places has no headroom to accommodate growth which could lead to an increased**

incidence of sewer surcharging (for example development on the edge of Derby could increase how often Combined Sewer Overflow (CSO) surcharge). The Plan includes policies to deal with surface water on site separately from foul water (which will help reduce flows from new development to local treatment works and reduce pressure on sewers). Similarly the delivery of sites has been informed through dialogue with water companies to allow appropriate management of the waste water network to accommodate growth. Ultimately however it will be for the water company to manage waste water conveyance and treatment and as such the effects of waste on the wider environment will need to be managed by Severn Trent under their statutory obligation to treat foul water. Nonetheless the plan can control the effects of surface water and small scale development not able to connect to the foul sewer and protect sensitive river catchments such as the River Mease SAC through appropriate policies. Such policies are included in the Plan. Overall, however, the Plan would have an uncertain effect on this sub objective and would act in combination with other local plans being prepared in neighbouring and surrounding districts.

- 38 The Plan will have a largely uncertain effect in respect of light pollution. The inclusion of appropriate policies could help lessen the effects of light pollution associated with new residential development although such development is unlikely to have a significant effect against this objective given the nature of development. However policies to support economic growth could notably increase light pollution incidences where employment space includes 24 hour operation. The extent of effects would be largely governed by the end use of employment land allocated in the Plan although the effects of light pollution in respect of nearby residents will be lessened through the inclusion of an appropriate amenity and environmental policy in the Plan and through appropriate provisions in specific employment policies in the Plan. Overall effects have been identified as uncertain.
- 39 Development in South Derbyshire proposed through the plan is unlikely to give rise to any notable issues in respect of air quality. However there is some uncertainty regarding how development on the edge of Derby City and Burton on Trent could act in combination with growth within those urban areas which do have air quality management areas designated.
- 40 The sites included in the Plan are unlikely to give rise to unacceptable increases in noise levels (given that development mostly consists of development similar to that already located on adjacent sites or locations). However many of the sites are surrounded by roads, railways or existing development which may not be fully compatible with surrounding land uses. Appropriate policies are included in site specific policies and in a general environmental quality and amenity policy to help ensure that developments do not lead to developments which could lead to increased levels of noise complaint or disadvantage each other in respect of noise or other amenity issues.
- 41 **The Plan as a whole does help minimise the loss of greenfield agricultural sites by locating a significant proportion of development proposed through the plan on previously developed land or sites subject to historical minerals or waste use which have been poorly or partially restored. In particular housing and employment sites around Swadlincote and some villages have been located on previously used sites including around William Nadin Way, Tetron Point, the Council Depot site, Occupation Lane, Drakelow, Hilton, Aston on Trent and Dove Valley Park. Other sites including all sites around the edge of Derby will however be located on greenfield sites (however it is worth noting that in accommodating the Cities growth in South Derbyshire the City Council is seeking to maximise the regeneration of sites in Derby City and accommodate its own growth within its boundaries as far as possible including on brownfield sites). Overall, however the level of growth proposed through the Plan will lead to the loss of around 540ha of greenfield land (including sites with outline planning permission and are yet to start), although where losses are likely development sites have been targeted towards poorer quality agricultural land where possible. However notwithstanding the above given the scale of growth it is not possible to fully meet housing land requirements on brownfield sites so the Plan has contributed towards minimising losses. However overall the loss of land remains significant and as such the Plan will overall perform poorly against this objective.**
- 42 Most sites identified in the plan will have no discernible impact in respect of flood risk. A number of sites could potentially help deliver wider improvements in respect of flood risk for example sites at Occupation Lane, Hatton, Primula Way and Drakelow Park by either reducing flood risk locally through the development of flood alleviation works on site (Primula Way, Drakelow, Hilton), or through supporting the maintenance of existing flood defences (Hatton). Overall the plan would have a positive effect in respect of reducing the effects of flood risk. General and site specific policies are included in the plan to ensure that development does not exacerbate flood risk and to ensure that development is located away from area at risk unless the site is in need of regeneration or could deliver wider sustainability benefits which outweigh risk.
- 43 Individually sites were generally identified as likely to have an uncertain effect in respect of surface water runoff. In order to provide certainty over the performance of sites a policy to ensure the delivery of sustainable urban drainage systems to ensure development does not lead to an increase in runoff rates has been included in the plan. Overall therefore the plan will make a positive contribution towards reducing the unmitigated release of surface water runoff.

#### **Climatic Factors**

- 44 **The Plan is likely to increase the emission of climate change gases through increased energy usage associated with more homes, businesses and greater car use at the District Level. However the Plan seeks to locate new development in sustainable locations accessible by walking, cycling and public transport to existing services and facilities and locate new facilities where necessary. Such actions could help reduce the emission of climate change gases associated with occupying homes, running businesses or travelling. Overall, however the Plan is likely to have a generally negative effect.**
- 45 Individually sites were considered likely to have an uncertain effect in respect of providing opportunity for additional renewable energy capacity in the district, not least as the government has made clear that requirements for onsite renewable energy generation should not be required through planning policy except in exceptional circumstances. However the Plan does include a general policy to support sustainable energy and power generation where such measures are proposed. However given that this policy will not proactively support renewable energy provision effects have been identified as uncertain.

#### **Cultural Heritage (including architectural and archaeological heritage)**

- 46 Sites will generally protect the historic environment although a small number of sites could affect individual historic sites, for example housing sites at Aston Hospital, Chellaston Fields, Holmleigh Way, and Etwall, Hackwood Farm, New House Farm, and Boulton Moor. However the inclusion of appropriate site specific policies and a general heritage policy (combined with the retention of existing heritage policies from the 1998 Local Plan), will help to ensure that the plan will not negatively affect heritage assets and wherever possible will help safeguard existing at risk heritage assets through development (for example listed buildings at Drakelow Park, Occupation Lane etc.).
- 47 The Plan could make a notable contribution towards strengthening access to cultural heritage assets (especially around the National Forest in the southern part of the District). Further north development could present limited opportunities to improve access to cultural or heritage facilities (for example around Boulton Moor which is well related to Elvaston Castle, Chellaston and Wragley Way which is well related to the Trent and Mersey Canal and Hackwood Farm and New House farm which are well related to Radbourne Hall) etc.) The plan includes site specific allocation policies and a general heritage policy to help ensure heritage assets and their setting are protected through development and improve access to existing heritage features.

#### **Landscape**

- 48 Whilst many sites will not contribute towards reducing derelict or underused land, the Plan as a whole has sought to maximise the reuse of previously developed sites and will make a significant contribution towards regenerating a significant number of brownfield or poorly restored minerals sites (Drakelow Park, Hilton Depot, Occupation Lane, land north of Tetron Point, the Council Depot Land). Overall the plan is likely to perform positively against this sub objective.
- 49 **Most sites are located away from sensitive areas identified through the County Council's areas of multiple environmental sensitivity. However the scale of growth proposed is such that development is likely to have an additive or possibly synergistic effect such that development in key growth areas such as around Derby City or Swadlincote could give rise to negative effects which that are more significant than isolated sites and less easy to mitigate. The plan includes proposals for mitigation in respect of landscape effects both within allocation policies and within a general landscape policy to be included in the plan. These policies could help reduce the effects of large scale growth on the local landscape, especially in the long term (for example as landscaping matures) but nonetheless would generally lead to the erosion of local landscape character given the likely scale of growth in these key areas. As such whilst the development of individual sites could be accommodated in the landscape and mitigated accordingly, the plan as a whole allocates multiple sites often in close proximity and cumulatively these are unlikely to be accommodated without harm to the local landscape character. A negative performance is therefore recorded at a plan wide level.**
- 50 Despite the uncertainty recorded against most site allocations in respect of the sub objective to protect and create open spaces, landscape features, woodlands, hedges and ponds (these issues are often resolved during specific planning applications for individual sites), the site specific policies and a general landscape, green infrastructure and biodiversity policy has been added into the plan to set out parameters for maintaining and strengthening natural features on site. In light of the inclusion of this policy the plan is likely to perform positively.

## APPENDIX 8 SEQUENTIAL AND EXCEPTIONS TEST INFORMATION

### Housing Sites

Site		Stage of planning process	Flood zone	Sequential Test outcome	Comments
H2	Land north of William Nadin Way	Proposed Allocation	Less than 10 % of site located in FZ2 and FZ3 Remainder in FZ1.	Sequential Test Passed	Subject to inclusion of an appropriate flood risk policy in the plan to ensure no built development in small portion of the overall site area identified as being in FZ2 or FZ3.
H3	Land at Church Street, Bridge Street and Football Club Site	Planning Application Submitted	Sites located in Flood Zone 1	Sequential Test Passed	--
H4	Broomy Farm, Woodville	Proposed Allocation	Less than 5% of the site located in FZ3	Sequential Test Passed	Subject to inclusion of an appropriate flood risk policy in the plan to ensure no built development in small portion of the overall site area identified as being in FZ2 or FZ3.
H5	Council Depot, Swadlincote	Full Planning Permission	Less than 10 % of site located in FZ2 and FZ3 Remainder in FZ1.	Sequential Test Passed	No development proposed in areas at flood risk.
H6	Drakelow Park, Drakelow	Outline Planning Consent and Reserve Matters Approved	Around 15- 20% of site located in FZ2 or FZ3	Sequential Test and Exceptions Test Passed	Sequential and Exceptions Test applied at planning application stage. Site passed both tests. No built development is proposed in areas in Flood Zone 2 or 3. Application Number: 9/2009/0341
H7	Land at Hilton Depot, Hilton	Planning Application Submitted	Most recent modelling indicates >20% of the site is located in FZ2 and FZ3	Sequential Test Passed	Sequential Test applied at planning application stage. No built development will be located in Flood Zone 3. Application Number: 9/2013/1044

H8	Former Aston Hospital Site, Aston on Trent	Planning Application Submitted	Sites located in Flood Zone 1	Sequential Test Passed	--
H9	Land at Longlands, Repton	Outline Planning Consent	Sites located in Flood Zone 1	Sequential Test Passed	--
H10	Land South of Wilington Road, Etwall	Planning Application Submitted	Sites located in Flood Zone 1	Sequential Test Passed	--
H11	Land North East of Hatton	Proposed Allocation	Flood Zone 3	Sequential Test Passed*	<p>Based on South Derbyshire level 1 SFRA this site lies in Flood Zone 3. This is consistent with other strategic sites within or adjacent to Hatton Village (note Breach Lane site is at lower risk but is located 400m from the village boundary). The purpose of allocating a site in Hatton is to deliver new and maintain existing infrastructure which would benefit the wider village including a new access route into a large manufacturing company which has recently expanded (and remove HGV traffic from Station Road) and to support the ongoing maintenance of the recently implemented River Dove Flood Risk Management Scheme. No sites at less risk are identified within or adjacent to Hatton. Sites outside of Hatton couldn't deliver the identified infrastructure improvements and as such the sequential test has been applied at a village level for this site.</p> <p>*Updated flood maps will be published for this area in August</p>

					2014 by the EA to take account of recent flood defences constructed on the Lower Dove. This is likely to be after the submission of the plan. Nonetheless the Authority will look to update this assessment to have regard to updated flood mapping once this is published.
H12	Highfields Farm, (South West of Derby)	Outline Planning Consent	Less than 10% of the site is located in either FZ2 or FZ3. More than 90% of site located in FZ1	Sequential Test Passed	No development proposed in areas at flood risk.
H13	Boulton Moor (South East of Derby)	Outline Planning Consent on Phase 1 site and Reserve Matters Approved on part of the site, Phase 2 and 3 Proposed Allocations	Less than 5% of the site is located in either FZ2 or FZ3. More than 90% of site located in FZ1	Sequential Test Passed	No development proposed in areas at flood risk.
H14	Chellaston Fields, Chellaston	Outline Planning Consent subject to Section 106	Sites located in Flood Zone 1	Sequential Test Passed	--
H15	Wragley Way (South of Derby)	Proposed Allocation	Sites located in Flood Zone 1	Sequential Test Passed	--
H16	Primula Way (Sunny Hill)	Outline Planning Consent on around a third of the site. Remainder is Proposed Allocation	Around 50% of the site currently located in FZ3 and FZ2. Flood alleviation scheme proposed will significantly reduce risk.	Review the likely flood risk of the site once the details of the flood alleviation scheme to be delivered on consented site becomes	Sequential and exceptions test passed on around a third of the site already consented subject to Section 106 agreement. As part of this proposal a flood alleviation scheme is proposed to remove the remainder of the site from high or medium flood risk without this alleviation scheme around half of the remaining



				available.	site is located in Flood Zones 2 and 3). Exact details of flood alleviation scheme to be determined and the need for a sequential and exceptions test will be dependent on the measures proposed to address permission in the existing consent. Application Number: 9/2007/0655
	Holmleigh Way (Chellaston)	Outline Planning Consent subject to Section 106	Around 25% of the site is located in FZ3 and FZ2	Sequential Test Passed	No built development is proposed in areas identified as being in FZ2 or FZ3.
H18	Hackwood Farm (Mickleover)	Proposed Allocation	Sites located in Flood Zone 1	Sequential Test Passed	--
HXX	Land West of Mickleover	Proposed Allocation	Sites located in Flood Zone 1	Sequential Test Passed	--
E1C	Woodville Regeneration Area	Proposed Allocation	Sites located in Flood Zone 1	Sequential Test Passed	--

### Employment Sites

Site	Stage of planning process	Flood zone	Sequential Test outcome	Comments
E1A	Cadley Hill, Swadlincote Allocation in 1998 Local Plan. Proposed Allocation in Part 1 Local plan	Sites located in Flood Zone 1	Sequential Test Passed	--
E1B	Hilton Depot (extension) Planning Application Submitted	Most recent modelling indicates >20% of the site is located in FZ2 and FZ3	Sequential Test Passed	Sequential Test applied at planning application stage. No built development will be located in Flood Zone 3.
E1C	Woodville Regeneration Area	Sites located in	Sequential Test	--

			Flood Zone 1	Passed	
E1D	Tetron Point	Outline Planning Consent	Less than 5% of the site located in FZ3 and FZ2.	Sequential Test Passed	Subject to inclusion of an appropriate flood risk policy in the plan to ensure no built development in small portion of the overall site are identified as being in FZ2 or FZ3.
E1E	Dove Valley Business Park	Outline Planning Consent	Sites located in Flood Zone 1	Sequential Test Passed	--
E1F	Former Drakelow Power Station	Outline Planning Consent	Around 15- 20% of mixed use site located in FZ2 or FZ3. Employment Allocation located fully in FZ1.	Sequential Test Passed	--
E4	Sinfin Moor Employment Site Extension	Proposed Safeguarded Site/Area	Site not fully defined and is safeguarded from development for potential future employment use. Part of the site lies in areas at flood risk.	N/A	This site is safeguarded for potential future employment use (as an extension to Infinity Park in Derby City). The site area of any extension is not fully defined and would be dependent on the identification and implementation of further transport mitigation locally.
E5	Safeguarded Employment Site Dove Valley Park	Proposed Allocation	Sites located in Flood Zone 1	Sequential Test Passed	--

South Derbyshire District Council  
Community and Planning Services

Local Development Framework  
Sustainability Appraisal Update  
Local Plan Part 1

